

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

April 1, 2015 thru June 30, 2015 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:**

Submitted - Await for Review

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	\$126,963.09	\$12,664,342.04
Program Funds Drawdown	\$0.00	\$11,462,441.68
Program Income Drawdown	\$126,963.09	\$1,201,900.36
Program Income Received	\$4,325.43	\$1,492,295.32
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	\$80,765.87
Limit on Admin/Planning	\$1,789,033.05	\$1,343,039.13
Limit on State Admin	\$0.00	\$1,343,039.13

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:

Overall Progress Narrative

Second Quarter 2015 – Ending June 30, 2015

Update on Land Bank Activities in Cooper/Lanning (Census Tract 6104) - From 2012 through 2014, CRA acquired 245 tax foreclosed properties in the Cooper/Lanning neighborhood (Census Tract 6104) and disposed of 7 properties in this reporting period (7 properties disposed of in the last reporting period). In 2013, CRA requested and HUD provided technical support from Center for Community Progress (under a contract with the National Development Council) to prepare a land banking plan. The Plan when submitted to HUD is designed to meet the requirements for conditional close-out of CRA's NSP 2 grant, including meeting all federal requirements, incorporating CRA's priorities (some statutory) for land disposition, and supporting neighborhood stabilization (through efficient managing and disposition of vacant properties).

The draft Land Banking Plan includes the following components: 1) Context and Priorities; 2) Inventory Management and Maintenance; 3) Inventory Disposition; 4) Community Outreach and Engagement; 5) Summary and Recommendations

Land Use Priorities in Cooper/Lanning (Census Tract 6104) -CRA is focusing a majority of its housing development activity under the NSP2 grant in the Cooper Plaza neighborhood, where a strategy for infill new construction and rehab aptly supports existing market conditions. Of the 58 homeownership units to be delivered under NSP2, 48 units are being developed in this neighborhood. By and large, the redevelopment and resale activity is complete in Cooper Plaza (of the 48 home, 31 are completed and sold). See, NSP2 case study posted.

In the Lanning Square neighborhood, CRA instead is focused on a strategy to acquire vacant lots and blighted, foreclosed properties for demolition and interim maintenance until a redevelopment use has been identified. In total, CRA is reserving for future redevelopment a portfolio of 238 vacant properties in Cooper/Lanning.

NSP2 funds have been utilized for maintaining (including mowing, signage, trash removal), boarding (where properties are structured), and demolishing structures (where properties are unsafe) for all 245 vacant, tax foreclosed properties, 112 were acquired with NSP grant funds and an additional 133 tax foreclosed upon properties were leveraged and acquired with grant funds from the State's Economic Recovery Board grant ("NSP 2 land banked properties"). Seven properties were disposed of in the last reporting period.

CRA in the over the next 24 months plans to focus its attention on redevelopment in the Lanning Square neighborhood. NSP 2 land banked properties will be packaged with 350 properties owned by the City of Camden to support Lanning Square redevelopment activities. Properties will be made available for residential development, side lot disposition, public facilities, and other uses (such as open space) as reflected in the Lanning Square Redevelopment Plan and the Downtown Institutional Investment Plan (by the Camden Higher Education & Health Care Taskforce).

The draft "Land Banking Plan" prepared by the Center and with the assistance of HUD will serve CRA as a guide in managing and disposing of properties in one of the City's dynamic and evolving neighborhoods. The "Plan is informed by priorities outlined by CRA; including ensuring community engagement: by including resident associations in the process for the selection and engagement of redevelopers; prioritizing real estate development: CRA plans to prioritize real estate development activities over other reuse options wherever possible, as the preferred stabilization mechanism; creating a streamlined and clear process for tracking, managing, and transferring ownership of vacant properties, CRA has implemented a single, comprehensive disposition process to govern both the NSP 2 properties and the additional properties provided to CRA by the City of Camden.

Updates for the disposition of NSP2 or NSP2 assisted properties going forward will be detailed in LB105 (Land Bank Disposition).

Reporting Requirements

Reporting requirements met by NSP2 Partners



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	\$1,845,446.26	\$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: A100 / Administration

Grantee Activity Number: A101

Activity Title: CRA Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

A100

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Camden Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2015

To Date

Total Projected Budget from All Sources

N/A

\$1,343,039.13

Total Budget

\$0.00

\$1,343,039.13

Total Obligated

\$0.00

\$1,343,039.13

Total Funds Drawdown

\$0.00

\$1,343,039.13

Program Funds Drawdown

\$0.00

\$1,172,312.11

Program Income Drawdown

\$0.00

\$170,727.02

Program Income Received

\$0.00

\$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: LB100 / Land Banking

Grantee Activity Number: LB105

Activity Title: Land Bank Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2012

Benefit Type:

Area ()

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

Total Projected Budget from All Sources

Total Budget

Apr 1 thru Jun 30, 2015

N/A

\$0.00

To Date

\$97,570.00

\$97,570.00



Total Obligated	\$0.00	\$97,570.00
Total Funds Drawdown	\$0.00	\$97,570.00
Program Funds Drawdown	\$0.00	\$97,570.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$23,098.50
Total Funds Expended	\$0.00	\$97,570.00
Camden Redevelopment Agency	\$0.00	\$97,570.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Disposition of properties in the landbank.

Location Description:

6104 (formerly census tract 6003)

Activity Progress Narrative:

Project Name/Title: LB105 Land Bank Disposition

Use of Program Income for land maintenance- All short-term maintenance and holding costs associated with these 238 vacant, foreclosed properties (including mowing, signage and trash removal for local code compliance) are currently being funded with program income (\$307,307) generated from NSP2 program activity (under Eligible Use C). See LB106 and LB107.

Disposition of NSP2 or NSP2 assisted Property—Currently, CRA disposition procedures for NSP2 or NSP2 assisted properties provide that property may be disposed of in one of the following ways (in accordance with State contract procurement requirements): offering a 'bundle' of properties to qualified developers through a Request for Proposal ("RFP") process, and once the redeveloper is designated, sale through a redevelopment agreement, direct sale (side lot or residential use) or direct sale through a redevelopment agreement (in cases of residential redevelopment with specific requirements for NSP eligible end use), or agreements to transfer to government, nonprofit or institutional agencies.

Update 2nd Lanning Square Redevelopment - Requests for Proposals— In 2014, with technical assistance from HUD, an RFP was developed for the northwest quadrant of Lanning Square, involving a redevelopment area for tax blocks: 153, 154, 155, 156, 158, 159, 178, 182, 183, 185, 186, 187, and 188. Although, the RFP was widely disseminated, no development proposals were received.

CRA released a second RFP in May 2015 and the date due is July 17, 2015. The redevelopment area that is the subject of this RFP is Block 185 (the boundaries of which are Washington to the North; Berkley Street to the South; West to the East; and Fourth Street to West). Proposers are required to include in their responses, plans for the demolition of a former development of attached row houses and the relocation of 8 private owners (whose properties are non-contiguous within the block), for producing a design of new construction buildings/units of high quality market rate rental apartments (with a set aside of affordable units). The CRA owns 21 vacant properties within Block 185 (acquired on 2/14/2012 with NSP2 funds). The design and preparation of the RFP, and vetting of responses will involve the Lanning Square community stakeholders, such as the resident associations in Lanning Square, the City, and Eds and Meds.

Requiring Redevelopment Proposals and Development Agreements - For CRA, as a redevelopment entity, the process for the disposition of property is governed by State statute, and where NSP2 acquired properties are concerned, HUD's NSP2 regulations. The process for requesting proposals ("RFPs") for real estate redevelopment from developers, however, may and does include significant City and neighborhood/community involvement (the area's resident associations and anchor institutions, such as the Eds and Meds).

Once, CRA has received the responses to the RFPs for real estate development, a selection committee made up of CRA staff and community representatives is convened to participate the process to review and evaluate responses. Afterwards, CRA will make a recommendation (based upon the selection committee outcome) to the Mayor's Office and the CRA board, who will designate a redeveloper.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



Hours Maintaining Banked 0 0/1000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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	Apr 1 thru Jun 30, 2015	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	\$24,048.03	\$146,820.89
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$24,048.03	\$146,820.89
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$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:

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



Grantee Activity Number: LB107

Activity Title: Cooper/Lanning NSP2 Clean & Green 2014-2015

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

12/19/2014

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/18/2015

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$160,480.00
Total Budget	\$0.00	\$160,480.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Maintain 171 scattered sites. Keep area free of litter, lawns cut, and safe. Market for redevelopment.

Location Description:

Census tract 6104, Cooper Plaza/Lanning Square. 171 Scattered sites, vacant lots and structures.

Activity Progress Narrative:

Project Name/Title: LB107 – Land Bank maintenance – Vacant Property Stabilization. Of the 238 vacant tax foreclosure properties, 171 vacant properties will be maintained under the NSP2 vacant lot stabilization program. All short-term maintenance and holding costs associated with these 171 vacant, foreclosed properties (including mowing, signage and trash removal for local code compliance) are currently being funded with program income (\$307,307) generated from NSP2 program activity (under Eligible Use C).

CRA, in accordance with a Request for Proposal process, issued two RFPs in the 4th quarter of 2014 for lot maintenance services. Two firms responded to the October 2014 release and both proposals were rejected. A RFP was released in December 2014, and Greater Camden Partnership d/b/a Camden Special Services District submitted (the only proposal received) a proposal that was responsive, conforming in all material respects to requirements in the RFP.

A contract effective May 4, 2015 was executed for a term of one year at a cost for operating a vacant lot stabilization program not to exceed \$160,480. Terms and conditions for the contract include: a scope of services,



involving the removal of debris, mowing, preservation of existing signage, fencing, trees, shrubs, and rose bushes previously installed; biweekly inspections (by CRA and CSSD team); and, requisitions that include before and after inspection photos. The contract also is subject to Section 3 compliance for new hires.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/171
Hours Maintaining Banked	0	0/171

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: 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

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



Program Income Account:

NSP2 PI Waiver Account

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$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	\$4,325.43	\$283,546.37
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:	Reh106
Activity Title:	Coopers Hill Phase 1A

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: Reh100	Project Title: Purchase & rehab residential properties that have
Projected Start Date: 02/12/2010	Projected End Date: 02/12/2013
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: M & M Development LLC

Overall	Apr 1 thru Jun 30, 2015	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 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 4thquarter 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 financing



(NJHMFA and TRF). The 14 Phase #2 units were substantially completed at the end of the 3rdquarter 2014. Marketing and Sales activity Phase 2 and 3: The redeveloper and CRA continue to implement a regional marketing campaign to brand "Live, Work, Play in Camden". All expect real estate activity to improve in the coming quarter. Of the 30-units to be delivered, 24 town homes have been rehabilitated or newly constructed. To date, a total of 16 homes have been sold. In 2014, 9 town homes were sold by the developer, ranging in price from \$162,700 to \$219,000. And, 6 units are under construction.

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	Apr 1 thru Jun 30, 2015	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 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 4thquarter 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 financing (NJHMFA and TRF). The 14 Phase #2 units were substantially completed at the end of the 3rdquarter 2014. Marketing and Sales activity Phase 2 and 3: The redeveloper and CRA continue to implement a regional marketing campaign to brand "Live, Work, Play in Camden". All expect real estate activity to improve in the coming quarter.



Of the 30-units to be delivered, 24 town homes have been rehabilitated or newly constructed. To date, a total of 16 homes have been sold. In 2014, 9 town homes were sold by the developer, ranging in price from \$162,700 to \$219,000. And, 6 units are under construction.

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:	REH107(a)
Activity Title:	Coopers Hill NSP2 Phase 1A Loan

Activity Category:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

11/10/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

11/10/2015

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$142,200.00
Total Budget	\$0.00	\$142,200.00
Total Obligated	\$0.00	\$142,200.00
Total Funds Drawdown	\$91,745.40	\$99,281.24
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$91,745.40	\$99,281.24
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:

Construction Loan

Location Description:

Continued redevelopment of 30 units in Census Tract 6104, Cooper Plaza neighborhood.

Activity Progress Narrative:

Project Name/Title: Reh 107(a) -M&M Development LLC-Coopers Hill Phase 1A – Construction Loan \$142,200.
 The project is a total of 30 units with 24 new 3-story townhouses and 6 rehabilitated homes. There is one 2-BR unit, 24 3-BR units, and 5 4-BR units. 24 units have been built. As of the reporting date, 16 units have been sold.
 Lender Sales requirements tied to Loan Advances: Up to this reporting period, in Phase 2 only 6 units (of the 14 units) have been sold. The lead lenders, NJHMFA and CLI, release of funds for Phase 3 units (554, 558, 560, 562, 562 1/2, and 576 Berkley Street) is triggered by the following construction and sales activity: complete and close on sale of ten (10) Phase 1 units; complete and close on sale of eight (8) Phase 2 units and one (1) Phase 2 units under agreements of sale; three (3) Phase 3 units under agreements of sale.
 Sales Marketing Update: Sales Marketing Update: Redeveloper has not yet conformed to lender requirements: two additional units in Phase 2 must be sold. In this reporting period, 1 homebuyer application was submitted to qualify a buyer and that buyer was denied. Several measures were taken: CRA required the redeveloper to engage a local realtor to assist in sales for the duration of the project.
 Phase 3 Construction Update: NSP2 loan funds and those of the lead lenders will be used for Phase 3 infrastructure



and site improvements (such as, demolition/site prep; excavation; backfill; concrete work; and installation of site utilities, rough plumbing, and carpentry/framing). Lender released \$51,974.10 and CRA released \$35,771.40 in construction funds during the period. CRA funds were targeted to 554 and 576 Berkley Street. CRA construction manager continues to routinely inspect the Phase 2 site (where units are completed); where alarms are active and insurance is in place.

Breakdown of Unit Sales:

Phase 1 – 10 units – construction completed and units sold.

Phase 2 - 14-Units – construction completed and 6 units sold.

*8 units remain to be sold of which 3 units are under agreements of sale.

Phase 3 – 6 units are under construction.

*6 units remain to be sold of which 2units are under agreements of sale.

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



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	Apr 1 thru Jun 30, 2015	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	\$1,101,841.51
Total Funds Drawdown	\$11,169.66	\$857,724.40
Program Funds Drawdown	\$0.00	\$759,634.97
Program Income Drawdown	\$11,169.66	\$98,089.43
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	
