

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

October 1, 2015 thru December 31, 2015 Performance



Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Camden Redevelopment Agency

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

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	\$0.00	\$13,135,635.95
Program Funds Drawdown	\$0.00	\$11,926,887.00
Program Income Drawdown	\$0.00	\$1,208,748.95
Program Income Received	\$0.00	\$1,598,073.24
Total Funds Expended	\$0.00	\$14,739,325.81
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

\$2,981,721.75

Actual

\$5,472,277.91

Overall Progress Narrative:

Fourth Quarter 2015 -Ending December 31, 2015

Project Name/Title: Overall Narrative

Update: The deadline for NSP2 Grantees with funds remaining in their lines of credit was achieved prior to September 30, 2015.

Update: The Reinvestment Fund ("TRF"), in October 2015, prepared an evaluation of the impact of NSP2 activity in the City of Camden. TRF findings indicate that "Camden's approach to, and execution of, the NSP2 program appears to have had a marked improvement on housing markets in the target investment areas". TRF, in applying its neighborhood investment cluster ("NIC") approach (which compares places where NSP were clustered to areas where there was little to no NSP activity), found that Camden clusters generally performed well. TRF also found that "the NSP2 program sought to stabilize markets and arrest further deterioration of market conditions, and as a whole, the Camden NSP2 investments were generally successful in moving the target markets relative to the areas that did not receive NSP2 investments". The full report is available on the CRA website at <http://camdenredevelopment.org/Resources.aspx>.

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 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).

Land Use Priorities in Cooper/Lanning (Census Tract 6104) - CRA is focusing a majority of its housing redevelopment 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).

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 has acquired and land banked for future redevelopment a portfolio of 245 vacant properties in Cooper/Lanning. Seven of these properties were disposed.

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 were acquired with grant funds from the State's Economic Recovery Board grant ("NSP 2 land banked properties"), leveraging \$237,826.

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. 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

Submitted Fourth Qtr. 2015 - 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	\$425,025.00	\$280,025.00
HC100, Housing Counseling	\$0.00	\$80,765.87	\$76,665.87
LB100, Land Banking	\$0.00	\$1,853,401.94	\$1,629,427.37
NSP2 Program Income Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
Reh100, Purchase & rehab residential properties that have	\$0.00	\$9,455,580.43	\$8,453,745.61



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

Oct 1 thru Dec 31, 2015

N/A

To Date

\$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

\$39,516.93

\$159,834.15

Total Funds Expended

\$0.00

\$1,343,039.13

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: 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

Total Projected Budget from All Sources

Total Budget

Oct 1 thru Dec 31, 2015

N/A

\$0.00

To Date

\$760,574.51

\$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	\$700.00	\$700.00
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: 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	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$97,570.00
Total Budget	\$0.00	\$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- Vacant Property Stabilization in Cooper/Lanning. 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).

Disposition of NSP2 or NSP2 assisted Property– No property was disposed of during the reporting period. 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 2ndLanning 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 large redevelopment area. Although, the RFP was widely disseminated, no development proposals were received.

CRA released a second RFP in May 2015 and the date due was 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 were 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). There were 2 proposals received and rejected. The vetting of the RFP responses involved the Lanning Square community stakeholders, such as the resident associations in Lanning Square, the City, and Eds and Meds.

CRA released a 3rd RFP in December 2015 and the date due is January 20, 2016. The redevelopment area that is the subject of this RFP includes 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), and also provides an opportunity to expand a project proposal beyond Block 185.

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 homeownership and/or 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 vetting of the RFP responses will involve the Lanning Square community stakeholders, such as the resident associations in Lanning Square, the City, and Eds and Meds.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected 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	Oct 1 thru Dec 31, 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	\$147,475.68
Total Funds Drawdown	\$0.00	\$147,475.68
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$147,475.68
Program Income Received	\$9,245.06	\$9,245.06
Total Funds Expended	\$0.00	\$147,475.68
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	Oct 1 thru Dec 31, 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	\$160,480.00
Total Funds Drawdown	\$0.00	\$106,102.00
Program Funds Drawdown	\$0.00	\$106,102.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$160,480.00
Camden Redevelopment Agency	\$0.00	\$160,480.00
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 – contract administration. Of the 245 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 Camden Special Services District, a local Non-profit, submitted 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:

Activity Status:

Cancelled

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Completed Activity Actual End Date:

Responsible Organization:



N/A

Camden Redevelopment Agency

Program Income Account:

NSP2 PI Waiver Account

Overall	Oct 1 thru Dec 31, 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	(\$389,324.29)	\$0.00
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: 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

	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$817,016.61
Total Budget	\$0.00	\$817,016.61
Total Obligated	\$0.00	\$817,016.61
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	\$180,183.35	\$297,906.73
Total Funds Expended	\$0.00	\$1,667,016.61
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:

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	Oct 1 thru Dec 31, 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 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 financing (NJHMFA and TRF). The 14 Phase #2 units were substantially completed at the end of the 3rd quarter 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.

By the end of the reporting period, the developer sold 3 units to qualified NSP2 buyers. The units are: two (2) homebuyers qualified at or above 1200% of AMI - 411 So. 6thStreet (\$219,000); 457 So. 6thStreet (\$219,000); and (1) homebuyer at or below 80% of AMI - 438 So. 6thStreet (\$113,700).

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	Oct 1 thru Dec 31, 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 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 financing (NJHMFA and TRF). The 14 Phase #2 units were substantially completed at the end of the 3rd quarter 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.

By the end of the reporting period, the developer sold 3 units to qualified NSP2 buyers. The units are: two (2) homebuyers qualified at or above 1200% of AMI - 411 So. 6thStreet (\$219,000); 457 So. 6thStreet (\$219,000); and (1) homebuyer at or below 80% of AMI - 438 So. 6thStreet (\$113,700).

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	Oct 1 thru Dec 31, 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	\$0.00	\$142,200.00
Program Funds Drawdown	\$0.00	\$42,918.76
Program Income Drawdown	\$0.00	\$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, 19 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: At the end of the reporting period, the Redeveloper had met all the lender requirements: 3 additional units in Phase 2 were sold, and 2 agreements of sale are in place; also 3 agreements of sale have been signed for Phase 3. CRA in addition to requiring the developer to secure a local realtor to assist in the sale of units, CRA, effective 9/1/2015, also increased the NSP2 settlement grant subsidy for homebuyers. The increase is from a) \$10,000 per



grant to households at or below 80% of AMI to \$20,000 and b) a \$5,000 per grant to households at or below 120 % of AMI to \$15,000 (up to the available Program Income).

CRA considered HUD's guidance in such instances where NSP2 assistance is programmed to flow directly to the potential buyer. For example, in several NSP 2 jurisdictions, the assistance could reach as much as 20% of the home price (where each buyer applicant was underwritten individually). According to HUD, using higher homebuyer subsidies versus lowering home sales prices allows for stabilization of the market (created by NSP 2 housing) as well as enforcement of affordability through recapture provisions. Additionally, in the event recapture does occur, there is the potential for earning program income.

Project Status: a total of 11 Units remain to be sold and 5 agreements of sale are in place (as of this reporting period).

Phase 3 Construction Update: NSP2 loan funds and those of the other lenders will be used for a limited, discrete scope of work for Phase 3 units, including infrastructure and site improvements (such as, demolition/site prep; excavation; backfill, and installation of site utilities, rough plumbing, and framing). NSP2 funds also were used to advance construction on two homes – 554 Berkley and 576 Berkley Street. This work included interior framing, closing up the exteriors, and site improvements. The CRA has advanced all of the loan proceeds to the Redeveloper as of August 31, 2015. 554 and 576 Berkley Street are 70% complete and are expected to be substantially completed. The remaining 4 units, 40% complete, will be substantially completed by July 2016. Construction and site monitoring for Phase 2 and 3 ongoing.

Note: Phase # 3 NJHMFA and CLI, as lead lenders, have extended the term of its loans to February 1, 2017. CRA board will take a similar action to extend the NSP2 construction loan.

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:	REH110(a)
Activity Title:	East Camden Rehab

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:
02/01/2013

Projected End Date:
12/01/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$276,663.00
Total Budget	\$0.00	\$276,663.00
Total Obligated	\$0.00	\$276,663.00
Total Funds Drawdown	\$0.00	\$276,663.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$276,663.00
Program Income Received	\$1,382.26	\$247,687.06
Total Funds Expended	\$0.00	\$513,786.00
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:

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 Total	Cumulative Actual Total / Expected 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:	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	Oct 1 thru Dec 31, 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	\$1,204,818.68
Total Funds Drawdown	\$0.00	\$1,129,342.76
Program Funds Drawdown	\$0.00	\$1,025,059.53
Program Income Drawdown	\$0.00	\$104,283.23
Program Income Received	\$158,296.69	\$366,425.14
Total Funds Expended	\$0.00	\$1,091,361.51
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	
