

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

January 1, 2011 thru March 31, 2011 Performance Report



Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Camden Redevelopment Agency

Contract End Date:

02/11/2013

Review by HUD:

Submitted - Await for Review

Grant Amount:

\$11,926,887.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$11,926,887.00

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	\$11,926,887.00
Total Budget	\$0.00	\$11,926,887.00
Total Obligated	\$892,689.00	\$992,689.00
Total Funds Drawdown	\$107,925.91	\$147,202.14
Program Funds Drawdown	\$107,925.91	\$147,202.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$79,372.71
Match Contributed	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,789,033.05	\$147,202.14
Limit on State Admin	\$0.00	\$147,202.14

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,192,688.70	\$1,192,689.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,981,721.75	\$4,472,533.00

Overall Progress Narrative:



Program Administration: The following reflects progress made in this reporting cycle:
Environmental Review Records &dash Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) are ongoing. Four (4) Project Specific Reviews and 1 Tier Environmental review for the Lanning Square (Census Tract 6003) was submitted to HUD for review in April 2011. Awaiting approvals.

Section 3 Compliance &dash CRA Section 3 Policy and Procedures Manual adopted in 12/2010. City, CRA and Housing Authority of Camden collaborative efforts continue as strategies develop for engaging local workforce development providers and connecting Section 3 eligible workers and contractors to the NSP 2 grant funded activities. As of March 2011, a database of Section 3 qualified businesses is posted CRA website, and updated regularly. Information collated from the City, County, State, and contractor/sub-contractor trade/union associations. CRA has required its Consortium Members and developers to provide Section 3 Compliance and Outreach Plans prior to first preconstruction meeting.

Section 3 Compliance Activity: In February 2011, the CRA's Board of Directors formed an Employment Opportunities Committee Sub-committee for NSP 2 and redevelopment projects, tracking Section 3 and redevelopment project regulatory compliance as to local hiring and contracting. This Sub-Committee meets monthly.

Staff Changes during the First Quarter: A Section 3 Compliance Officer was assigned from existing staff; a Construction Project Manager was hired; and a NSP2 Coordinator will be hired in the second quarter 2011.

Real Estate Asset Management Program (RAMP): The CRA Real Estate Asset Management Program (RAMP) Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. RAMP presentations were made to the CRA, City Departments in April, and will be made at the June 2011 CRA board meeting, and policy/procedures adopted. CRA staff is continuing its work on the CRA website, which will be completed at the end of the second quarter 2011. A legal intern continues to be engaged in researching best practices, involving vacant property and land management.

Leverage Funds: March 2011- a 40-unit Tax Credit Rental Project (\$14MM TDC/ \$3MM NSP 2 grant funds), which financing closed, is currently under construction. In February and April 2011, Camden Rehab 2 and Cooper's Hill Phase 1A construction/subsidy applications for scattered site rehab and new construction housing projects were approved by the Housing & Mortgage Finance Agency for its CHOICE Program Funds. Tres Esquinas is awaiting a May 2011 notice of a State HOME funds commitment.

Evaluation NSP2 Grant: The Reinvestment Fund (TRF) and CRA seek to include HACC in this evaluation of the NSP 2 work in Camden. TRF will continue its discussions w/HACC so that an evaluation model based upon HACC's NSP2 grant may be developed by May/June 2011.

CRA staff training continues, including participation in HUD webinars; HUD Conferences, specifically, interested in upcoming the Single/Multifamily Underwriting trainings and Lender roundtable discussions.

Reporting Requirements: Submitted 4th Qtr. 2010 Federal Reporting.gov Report; submitted 4th Qtr. 2010 DRGR Quarterly Report; Underwriting and Closing Policy and Procedures for multifamily and single family programs for completion in May 2011. Consortium Members and developers timely submitted reports for this quarter.

Site Identification CRA NSP2 Land Bank and Demolition Activity. CRA identified 150 +/- parcels to be acquired for CRA NSP2 Land bank; 15 unsafe and imminent hazard structures for Demolition activity, and 37 parcels for greening activities in 6003, 6007, and 6008.

NEPA Environmental Reviews and Updates:

1. Meadows @ Pyne Poynt Project - Census Tract 6008 -a 40 Units Multifamily Rental Tax Credit Project. HUD approved Project Specific Review 2/17/2011.
2. 3 Corners (Tres Esquinas) Project &dash Census Tract: 6007 - a 10 Units New Construction/Sales Project. Submitted for HUD &dash Project Specific review and approval 4/20/2011.
3. Cramer Hill CDC/Cooper Plaza Project &dash Census Tract: 6003 -4 Units New Construction/Sales. Submitted for HUD &dash Project Specific review and approval 4/20/2011.
4. LSM (Lutheran Social Ministries) Project- Census Tract: 6007 and 6008. Scattered sites. 4 Units Reconstruction/ Rental. Submitted for HUD &dash Project Specific review and approval 4/20/2011.
5. Coopers' Hill Phase 1A- Census Tract: 6003. 30 Units/ 26 - New Construction/ 4 - Rehab. Submitted for HUD &dash Project Specific review and approval 4/20/2011.
6. Camden Rehab Phase 2- Census Tract: 6003. 20 Units (11 NSP2 Units). Submitted for HUD- Project Specific TA review 4/29/2011.
7. TLFC Land Bank Properties &dash Census Tract: 6003. 60 Foreclosed upon Properties. Submitted for HUD and Project Specific review and approval 4/20/2011.
8. CRA Lanning Square ERR Tier # 1 Review submitted for HUD review and approval on 04/06/2011. Responding to HUD comments in May 2011.



CRA board on May 4th will approve contract w/environmental firm for a 2nd phase of NEPA project-specific reviews for NSP 2 land bank, greening, and demolition activity in Census Tracts 6003, 6007, and 6008. There will be 4 Project Specific batched area reviews submitted on behalf of NSP2 projects and activities within the Phase 2 NEPA review.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$11,926,887.00)	\$0.00
A100, Administration	\$107,925.91	\$1,192,689.00	\$147,202.14
Cancelled100, Cancelled Activities	\$0.00	\$0.00	\$0.00
D100, Demolition	\$0.00	\$310,000.00	\$0.00
FM100, Financial Mechanisms	\$0.00	\$350,000.00	\$0.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00
LB100, Land Banking	\$0.00	\$2,370,000.00	\$0.00
Reh100, Purchase & rehab residential properties that have been	\$0.00	\$7,629,198.00	\$0.00



Activities

Grantee Activity Number:	A101
Activity Title:	CRA Administration

Activity Category:

Administration

Project Number:

A100

Projected Start Date:

02/12/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,092,689.00
Total Budget	\$0.00	\$1,092,689.00
Total Obligated	\$892,689.00	\$992,689.00
Total Funds Drawdown	\$107,925.91	\$147,202.14
Program Funds Drawdown	\$107,925.91	\$147,202.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$79,372.71
Camden Redevelopment Agency	\$0.00	\$79,372.71
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:

Program Administration: The following reflects progress made in this reporting cycle: Environmental Review Records & Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) are ongoing. Four (4) Project Specific Reviews and 1 Tier Environmental review for the Lanning Square (Census Tract 6003) was submitted to HUD for review in April 2011. Awaiting approvals. Section 3 Compliance & CRA Section 3 Policy and Procedures Manual adopted in 12/2010. City, CRA and Housing Authority of Camden collaborative efforts continue as strategies develop for engaging local workforce development providers and connecting Section 3 eligible workers and contractors to the NSP 2 grant funded activities. As of March 2011, a database of Section 3 qualified businesses is posted CRA website, and updated regularly. Information collated from the City, County,



State, and contractor/sub-contractor trade/union associations. CRA has required its Consortium Members and developers to provide Section 3 Compliance and Outreach Plans prior to first preconstruction meeting.

Section 3 Compliance Activity: In February 2011, the CRA's Board of Directors formed an Employment Opportunities Committee Sub-committee for NSP 2 and redevelopment projects, tracking Section 3 and redevelopment project regulatory compliance as to local hiring and contracting. This Sub-Committee meets monthly.

Staff Changes during the First Quarter: A Section 3 Compliance Officer was assigned from existing staff; a Construction Project Manager was hired; and a NSP2 Coordinator will be hired in the second quarter 2011.

Real Estate Asset Management Program (RAMP): The CRA Real Estate Asset Management Program (RAMP) Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. RAMP presentations were made to the CRA, City Departments in April, and will be made at the June 2011 CRA board meeting, and policy/procedures adopted. CRA staff is continuing its work on the CRA website, which will be completed at the end of the second quarter 2011. A legal intern continues to be engaged in researching best practices, involving vacant property and land management.

Leverage Funds: March 2011- a 40-unit Tax Credit Rental Project (\$14MM TDC/ \$3MM NSP 2 grant funds), which financing closed, is currently under construction. In February and April 2011, Camden Rehab 2 and Cooper's Hill Phase 1A construction/subsidy applications for scattered site rehab and new construction housing projects were approved by the Housing & Mortgage Finance Agency for its CHOICE Program Funds. Tres Esquinas is awaiting a May 2011 notice of a State HOME funds commitment.

Evaluation NSP2 Grant: The Reinvestment Fund (TRF) and CRA seek to include HACC in this evaluation of the NSP 2 work in Camden. TRF will continue its discussions w/HACC so that an evaluation model based upon HACC's NSP2 grant may be developed by May/June 2011.

CRA staff training continues, including participation in HUD webinars; HUD Conferences (in Washington in February 2011).

Reporting Requirements: Submitted 4th Qtr. 2010 Federal Reporting.gov Report; submitted 4th Qtr. 2010 DRGR Quarterly Report; Underwriting and Closing Policy and Procedures for multifamily and single family programs for completion in May 2011. Consortium Members and developers timely submitted reports for this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: A102

Activity Title: Housing Counseling Program Delivery

Activity Category:

Administration

Activity Status:

Planned

Project Number:

A100

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Camden Lutheran Housing Corporation

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

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: D101

Activity Title: Demolition Cooper Plaza

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

D100

Project Title:

Demolition

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Camden

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$310,000.00
Total Budget	\$0.00	\$310,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
City of Camden	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

1. Site Identification CRA NSP2 Land Bank and Demolition Activity
 - Identified 150 +/- parcels to be acquired for CRA NSP2 Land bank.
 - Identified 15 unsafe and imminent hazard structures for Demolition in 6003, 6007, and 6008.
2. CRA board on May 4th will approve contract w/environmental firm for a 2nd phase of NEPA project-specific reviews for NSP 2 land bank, greening, and demolition activity.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/10
# of Public Facilities	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

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: LB101
Activity Title: Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

CRA staff will create and manage the landbank, resolving title issues, property asset management issues (maintenance, board-up, 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:

Project Name/Title: LB104-Landbanking

CRA Real Estate Asset Management Program (RAMP) Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. RAMP presentations were made to the CRA, City Departments in April, and will be made at the June 2011 CRA board meeting, and policy/procedures adopted. CRA staff is continuing its work on the CRA website, which will be completed at the end of the second quarter 2011. A legal intern



continues to be engaged in researching best practices, involving vacant property and land management. Field surveys to verify property conditions within the CRA property inventory and database are planned for 2nd quarter 2011. CRA RAMP and Website redesign will be completed by May 2011. Approach: RAMP will provide transparency and public accessibility to CRA Property Inventory. Status of Activity: New Web host procured, redesign underway, and software identified & implementation expected by end of second quarter 2011. RAMP/CRA property inventory database in development, particularly, for integration of the CRA Property Inventory on the website for public accessibility. Leading to Acquisition of Property & CRA continues to work with its attorneys and those for the State's Tax Lien Financing Corporation (TLFC), and the servicer of its Portfolio, for CRA to acquire 150 +/- foreclosures (land/unoccupied structures).

Status of Acquisition Closing Process: TLFC board met in March 2011 and adopted a resolution approving changes to closing documents, thus, allowing for settlement b/t CRA and TLFC on 150 +/- properties. On March 30, 2011, TLFC to CRA closed on first 20 properties. Settlement on 40 additional properties is scheduled for May 20, 2011. And thereafter, between May 23rd and June 17th, settlements are scheduled for remaining properties. Five (5) of these properties will be conveyed for the Cramer Hill/Cooper Plaza Project, and the remaining 150 +/- properties will be greened, maintained for future residential and related development uses.

ERR & TLFC Site Specific Properties sent for HUD review and approval 4/20/2011. Lanning Square Tier Review (Census Tract 6003) sent 4/06/2011 for HUD review and approval. A contract will be executed May 5, 2011 for 77 TLFC properties that comprise a Phase 2 ERR & project specific batch review for two project areas in Census Tract 6003.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

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: LB102

Activity Title: Cooper Plaza Greening

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Greater Camden Partnership

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Greater Camden Partnership	\$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.

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

Location Description:

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

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

Activity Progress Narrative:

Project Name/Title: LB104-Landbanking

CRA Real Estate Asset Management Program (RAMP) Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. RAMP presentations were made to the CRA, City Departments in April, and will be made at the June 2011 CRA board meeting, and policy/procedures adopted. CRA staff is continuing its work on the CRA website, which will be completed at the end of the second quarter 2011. A legal intern continues to be engaged in researching best practices, involving vacant property and land management.

Field surveys to verify property conditions within the CRA property inventory and database are planned for 2nd quarter 2011. CRA RAMP and Website redesign will be completed by May 2011. Approach: RAMP will provide transparency and public accessibility to CRA Property Inventory. Status of Activity: New Web host procured, redesign underway, and software identified & implementation expected by end of second quarter 2011. RAMP/CRA property inventory database in development, particularly, for integration of the CRA Property Inventory on the website for public accessibility.

Leading to Acquisition of Property & CRA continues to work with its attorneys and those for the State's Tax Lien Financing Corporation (TLFC), and the servicer of its Portfolio, for CRA to acquire 150 +/- foreclosures (land/unoccupied



structures).

Status of Acquisition Closing Process: TLFC board met in March 2011 and adopted a resolution approving changes to closing documents, thus, allowing for settlement b/t CRA and TLFC on 150 +/- properties. On March 30, 2011, TLFC to CRA closed on first 20 properties. Settlement on 40 additional properties is scheduled for May 20, 2011. And thereafter, between May 23rd and June 17th, settlements are scheduled for remaining properties. Five (5) of these properties will be conveyed for the Cramer Hill/Cooper Plaza Project, and the remaining 150 +/- properties will be greened, maintained for future residential and related development uses.

ERR &dash TLFC Site Specific Properties sent for HUD review and approval 4/20/2011. Lanning Square Tier Review (Census Tract 6003) sent 4/06/2011 for HUD review and approval. A contract will be executed May 5, 2011 for 77 TLFC properties that comprise a Phase 2 ERR &dash project specific batch review for two project areas in Census Tract 6003.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/100

Beneficiaries Performance Measures

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

Beneficiaries - Area Benefit Survey Method

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: Reh101

Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

1. January 13, 2011 Final Site Plan and Major Subdivision approval from the Camden City Planning Board. NP Engineer working through technical requirements with the Planning Board Engineer and City Engineer.
 2. February 28, 2011 Removed UST Block 20 (new) Lot 81, no adverse impacts.
 3. On April 12, 2011 Camden City Council adopted Ordinance, vacating an alley on Block 38, which is necessary for implementing the site plan.
 4. ERR Status: 3 Corners (Tres Esquinas) Project &ndash Census Tract: 6007, submitted for HUD review and approval 4/20/2011.
 5. Outstanding Commitment - State HOME Fund commitment to complete financing package.
 6. City HOME Commitment secured in the amount of \$108,765.
- Reports timely submitted and NP updated project schedule, and development budgets.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/5
#Energy Star Replacement Windows		0		0/40
#Additional Attic/Roof Insulation		0		0/0
#High efficiency heating plants		0		0/0
#Efficient AC added/replaced		0		0/5
#Replaced thermostats		0		0/5
#Replaced hot water heaters		0		0/5
#Light Fixtures (indoors) replaced		0		0/50
#Light fixtures (outdoors) replaced		0		0/10
#Refrigerators replaced		0		0/5
#Clothes washers replaced		0		0/0
#Dishwashers replaced		0		0/5
#Units with solar panels		0		0/0
#Low flow toilets		0		0/10
#Low flow showerheads		0		0/5
#Units with bus/rail access		0		0/5
#Units exceeding Energy Star		0		0/5
#Sites re-used		0		0/5
#Units deconstructed		0		0/0
#Units & other green		0		0/5
# ELI Households (0-30% AMI)		0		0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh102
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab/reconstruction of 5 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:

1. January 13, 2011 Final Site Plan and Major Subdivision approval from the Camden City Planning Board. NP Engineer working through technical requirements with the Planning Board Engineer and City Engineer.
 2. February 28, 2011 Removed UST Block 20 (new) Lot 81 with no adverse impacts.
 3. On April 12, 2011 Camden City Council adopted Ordinance, vacating an alley on Block 38, which is necessary for implementing the site plan.
 4. ERR Status: 3 Corners (Tres Esquinas) Project &ndash Census Tract: 6007, submitted for HUD review and approval 4/20/2011.
 5. Outstanding Commitment - State HOME Fund commitment to complete financing package.
 6. City HOME Commitment secured in the amount of \$108,765.
- Reports timely submitted and NP updated project schedule, and development budgets.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh103

Activity Title: Nueva Vida 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$48,750.00
Total Budget	\$0.00	\$48,750.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

Five parcels were identified within Census Tract 6003 (Cooper/Lanning), and all properties deemed suitable for residential redevelopment. Completed project concept, providing for redevelopment of 5 vacant lots for residential use as 4 new construction single family dwellings, and once completed, properties will be sold to NSP 2 qualified purchasers. Preliminary development budget to be finalized. Awaiting notice of City HOME funds allocation for project. NSP 2 funds to be utilized for preconstruction loan financing.

Update on Project Site:

1. Site Control: Amendment to Consortium Agreement, indicating agreement for the sale/purchase of 5 properties from CRA. Redeveloper designation for Cooper Plaza June 1, 2011.
2. NEPA review - TLFC Land Bank Properties &ndash Census Tract: 6003 - 60 Properties - Submitted for HUD approval 4/20/2011. There are 5 properties identified by Cramer Hill CDC, and site approved by CRA, that are included within the batch of 60 properties under TLFC.



3. Predevelopment Loan from NSP2 funds to be structured in May 2011. This will allow for NSP 2 funds for predevelopment/preconstruction loans. NP will RFQ for project team professionals, such as land use attorney, architectural/engineering services, and other services in May 2011.
4. Preliminary Development Budget(s) to be finalized, costing out predevelopment and preconstruction activity to point of City Planning Board approval, leading to preconstruction closing.
5. Project Schedule &ndash Targeted July/August 2011 for Site Plan and Subdivision approval by Planning Board; June/July 2011 NSP2 construction loan closing; September/October 2011 construction start.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	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) replaced	0	0/2
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/1
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/1
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	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: Nueva Vida 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$146,250.00
Total Budget	\$0.00	\$146,250.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

Five parcels identified within Census Tract 6003 (Cooper/Lanning), and all properties deemed suitable for residential redevelopment. Completed project concept, providing for redevelopment of 5 vacant lots for residential use as 4 new construction single family dwellings, and once completed, properties will be sold to NSP 2 qualified purchasers. Preliminary development budget to be finalized. Awaiting notice of City HOME funds allocation for project. NSP 2 funds to be utilized for preconstruction loan financing.

Update on Project Site:

1. Site Control: Amendment to Consortium Agreement, indicating agreement for the sale/purchase of 5 properties from CRA. Redeveloper designation for Cooper Plaza June 1, 2011.
2. NEPA review - TLFC Land Bank Properties & Census Tract: 6003 - 60 Properties - Submitted for HUD approval 4/20/2011. There are 5 properties identified by Cramer Hill CDC, and site approved by CRA, that are included within the batch of 60 properties under TLFC.
3. Predevelopment Loan from NSP2 funds to be structured in May 2011. This will allow for NSP 2 funds for



predevelopment/preconstruction loans. NP will RFQ for project team professionals, such as land use attorney, architectural/engineering services, and other services in May 2011.

4. Preliminary Development Budget(s) to be finalized, costing out predevelopment and preconstruction activity to point of City Planning Board approval, leading to preconstruction closing.

5. Project Schedule &ndash Targeted July/August 2011 for Site Plan and Subdivision approval by Planning Board; June/July 2011 NSP2 construction loan closing; September/October 2011 construction start. NP timely submitted information and reports for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
#Energy Star Replacement Windows	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) replaced	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	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh105

Activity Title: LSM-North Camden

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$391,283.00
Total Budget	\$0.00	\$391,283.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab/reconstruction of 4 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

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

Activity Progress Narrative:

LSM (Lutheran Social Ministries) Project- Census Tract: 6007 & 6008 is awaiting NEPA review approval to move forward. (Demolition/reconstruction/ rental- 4 Units). ERR submitted for HUD approval 4/20/2011.

Activities completed to date.

1. Selected contractor to perform demolition of 2 units on York St. CAI Builder&rsquo a registered small business will be the contractor.
2. Submitted a TD Bank grant program application. TD Bank grant program targeted for neighborhood stabilization.
3. Submitted a Federal Home Loan Bank application.
4. Continued work with architect and contractor to establish budgets for rehab of 2 units on Byron and N. 10th Street.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/4	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh106

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$270,000.00
Total Budget	\$0.00	\$270,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

1. Financing Update: At its April 2011 board meeting, the NJ HMFA approved a \$2,000,000 CHOICE Program mortgage financing/subsidy commitment for the Coopers Hill Phase 1A project. As part of the application cure period, the redeveloper was required by the NJHMFA to re-evaluate the project costs, specifically, in keeping with a cost containment provision within the CHOICE Program regulations. TDC were reduced from \$10MM to \$8.7MM by re-structuring the project to reduce construction labor costs from prevailing wage rates to non-prevailing wage rates. Total Development Cots: \$ 8,791,392 of which NJHMFA Mortgage/Subsidy Commitment is \$2,000,000 and leveraged by NSP2 Mortgage Commitment of \$818,989.
2. NJHMFA/NSP2 closing mortgage/subsidy closing to proceed May/July 2011. Construction start expected by September 2011. No pre-construction financing required. Redeveloper will serve as general contractor.
3. Section 3 - Community Outreach Plan received in April 2011 and under review.
4. Marketing & Marketing Plan is a deliverable under NSP2. Requested for review.
5. ERR Update - Coopers Hill Phase 1A- Census Tract: 6003



Submitted for HUD &ndash Project Specific review and approval 4/20/2011.
 All information and reports timely submitted for this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	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) replaced	0	0/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh107

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total Budget	\$0.00	\$1,350,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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:

1. Financing Update: At its April 2011 board meeting, the NJ HMFA approved a \$2,000,000 CHOICE Program mortgage financing/subsidy commitment for the Coopers Hill Phase 1A project. As part of the application cure period, the redeveloper was required by the NJHMFA to re-evaluate the project costs, specifically, in keeping with a cost containment provision within the CHOICE Program regulations. TDC were reduced from \$10MM to \$8.7MM by re-structuring the project to reduce construction labor costs from prevailing wage rates to non-prevailing wage rates. Total Development Cots: \$ 8,791,392 of which NJHMFA Mortgage/Subsidy Commitment is \$2,000,000 and leveraged by NSP2 Mortgage Commitment of \$818,989.
2. NJHMFA/NSP2 closing mortgage/subsidy closing to proceed May/July 2011. Construction start expected by September 2011. No pre-construction financing required. Redeveloper will serve as general contractor.
3. Section 3 - Community Outreach Plan received in April 2011 and under review.
4. Marketing & Marketing Plan is a deliverable under NSP2. Requested for review.
5. ERR Update - Coopers Hill Phase 1A- Census Tract: 6003



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25
#Energy Star Replacement Windows	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) replaced	0	0/50
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/25
#Units with solar panels	0	0/0
#Low flow toilets	0	0/50
#Low flow showerheads	0	0/50
#Units with bus/rail access	0	0/25
#Units exceeding Energy Star	0	0/25
#Sites re-used	0	0/25
#Units deconstructed	0	0/0
#Units & other green	0	0/25

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	Reh108
Activity Title:	Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

Reh100

Project Title:

Purchase & rehab residential properties that have been

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Josephs Carpenters Society

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$425,000.00
Total Budget	\$0.00	\$425,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

1. Financing update: All funding is now in place for this project. The Camden Rehab 2 NSP2 project was approved for NJHMFA mortgage/subsidy commitment at its February 2011 board Meeting. SJCS and VOADV continue to work toward submitting all required documents for the NJHMFA mortgage financing/subsidy closing. Eleven units out of a total of twenty units are NSP2 eligible. The eleven units are selected and are under architectural review for Energy Star acceptance. Closing tentatively scheduled for June/July 2011. NSP 2 pre-construction loan will be necessary for project, and this loan will be closed in May 2011. NSP2 pre-construction loan will be repaid at mortgage financing closing.
 2. ERR Update: Camden Rehab Phase 2- Census Tract: 6003 - Submitted for HUD- Project Specific TA review 4/29/2011.
 3. Section 3 - Community Outreach Plan requested in April 2011.
 4. Marketing & Marketing Plan is a deliverable under NSP2. Requested for review for financing closing.
- All information and reports timely submitted for this quarter.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh109

Activity Title: Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

VOADV Property Inc

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$195,000.00
Total Budget	\$0.00	\$195,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
VOADV Property Inc	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehab of 4 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

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

Activity Progress Narrative:

1. Financing update: All funding is now in place for this project. The Camden Rehab 2 NSP2 project was approved for NJHMFA mortgage/subsidy commitment at its February 2011 board Meeting. SJCS and VOADV continue to work toward submitting all required documents for the NJHMFA mortgage financing/subsidy closing. Eleven units out of a total of twenty units are NSP2 eligible. The eleven units are selected and are under architectural review for Energy Star acceptance. Closing tentatively scheduled for June/July 2011. NSP 2 pre-construction loan will be necessary for project, and this loan will be closed in May 2011. NSP2 pre-construction loan will be repaid at mortgage financing closing.
2. ERR Update: Camden Rehab Phase 2- Census Tract: 6003 - Submitted for HUD- Project Specific TA review 4/29/2011.
3. Section 3 - Community Outreach Plan requested in April 2011.
4. Marketing & Marketing Plan is a deliverable under NSP2. Requested for review for financing closing.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh110

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

In April 2011, CRA enrolled in the First Look Program and will be working with the NJ Community Capital and the National Stabilization Trust as a means to identify and acquire REO- eligible properties in Census Tracts 6011.02 (Rosedale), 6012 (Stockton), and 6013 (Marlton) in the second quarter 2011. By the end of the quarter, CRA will have procedures in place for property investigations and rehab inspections, and other due diligence pre-purchase evaluations. An environmental firm will be procured for this work as well. This activity will involve the CRA's Property Asset Manager and GIS Specialist/Planner as the direct contacts with NJ Community Capital.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh111

Activity Title: LIHTC

Activity Category:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

1. NEPA Review - Meadows @ Pyne Poynt Project - Census Tract 6008 a 40 Units Multifamily Rental/Tax Credit Project. HUD approved Project Specific Review 2/17/2011.
2. Financing update: Acquisition/mortgage financing closing for the project (including NSP 2 \$3MM loan) held on March 4, 2011. Project awarded Federal Home Loan Bank of NY AHP funds to the project in the amount of \$412,400.
3. Development Construction update: Construction started on March 14, 2011. % of Construction Completion: 5.65%. Description of the construction activities started or completed during this period: Soil Conservation, Pre-Construction Meeting, Establish Construction Entrance, S&E Controls & Preliminary Utilities, Clear & Grub, Strip & Stockpile Topsoil, and Soil Remediation (Cut)/Historic Fill, and UST removal (all in keeping with implementation of the Remedial Action Work Plan). During the quarter, CRA hired a Project Manager/Construction to monitor, inspect, and overall track the progress of work during construction. A Section 3 Compliance Manager, an existing staff member, was re-assigned to carry out these hiring and contracting responsibilities.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/40	0/0	0/40	0
# Renter Households	0	0	0	0/40	0/0	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh113

Activity Title: Housing Counseling-SJCS &NHS

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$108,000.00
Total Budget	\$0.00	\$108,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Contracted services with the City of Camden, Office of Housing Services to monitor the quality of the comprehensive homebuyer counseling programs that will be administered by Neighborhood Housing Services and St. Joseph's Carpenter Society's, and to provide referral services for prospective homebuyers interested in the purchase of NPS 2 properties.

Location Description:

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

Activity Progress Narrative:

SJCS - Update and Report - SJCS has submitted application for HUD certification. SJCS and staff participated in a series of meeting on issues related to attracting and selling NSP 2 homes to qualified homebuyers. Also, addressing issues to establish the in-take, and work flow for NSP2 qualification of buyers, homeownership counseling training, and reporting requirements. They are seeking a second full-time counselor devoted to the NSP 2 qualification of buyers.

NHS &ndash Update and Report - Also, participated in the CRA series of meetings on homebuyer counseling issues, however, issues of concern for NHS were related to retention of qualified homebuyers.

1. January 2011 - NHSC's staff continued to review HUD qualifications for 1st-time homebuyers to monitor and facilitate their reaching the closing table successfully. Also, NHSC is working toward strategies that will retain and address special needs and expectations of prospective buyers for the first batch of affordable housing units in the NSP2 pipeline. NHSC, Inc. continues pre-purchase counseling: homebuyer education, credit counseling, and credit repair.

2. February 2011- NHSC's staff continued to cobble updated demographic and economic data from fellow subrecipients as per stages of development; reviewed HUD-1 sheets of 1st-time homebuyers to monitor and facilitate their successful closings to prepare prospective buyers for the first batch of housing units soon to exit the NSP2 pipeline. Camden



Redevelopment Agency (CRA) presented updated plan to hire a marketing consultant for the project. NHSC, Inc. offered some insights. NHSC continued pre-purchase counseling: homebuyer education, credit counseling, and credit repair.

3. March 2011- NHSC met with CRA staff to clarify the marketing plan and strategy for selling housing units; coordinated services with other counseling sub-recipient; continued to review HUD-1 sheets of 1st-time homebuyers to monitor and facilitate their successful closings to prepare prospective buyers for the first batch of housing units soon to exit the NSP2 pipeline. NHSC, Inc. continued pre-purchase counseling: homebuyer education, credit counseling, and credit repair.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

