

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

July 1, 2011 thru September 30, 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	\$600,000.00	\$4,092,689.00
Total Funds Drawdown	\$872,004.08	\$3,021,144.63
Program Funds Drawdown	\$872,004.08	\$3,021,144.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$79,372.71
Match Contributed	\$25,940,496.00	\$25,940,496.00

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	\$25,940,496.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,789,033.05	\$340,479.63
Limit on State Admin	\$0.00	\$340,479.63

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:



Overall Progress Narrative

Environmental Review Records

Environmental Review Records &ndash Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) continue. 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.

Status:

Tres Esquinas

Submitted ERR July 2011; HUD issued release September 2011.

LSM (Lutheran Social Ministries)

Submitted ERR for review in August 2011; HUD issued release October 2011.

Coopers Hill Phase 1A

Re-submitted the ERR 10/5/2011; awaiting review, approval, release.

TLFC-Land Banking

ERR bifurcated into 2 ERRs; one for acquisition and one for New Construction. Both revised, amended, and re-submitted 9/27/2011 for HUD review, approval, and release.

Lanning Square Tiered Environmental Review

Revisions, supplements to ERR to be submitted 10/2011 for land bank activity.

Section 3 Compliance &ndash 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. A database of Section 3 qualified businesses is now posted CRA website. Resources included the City, County, State, and contractor/sub-contractor trade/union associations.

Section 3 Training Program - In November 2011, CRA will implement a Section 3 Construction Mentoring Program for graduates of the Camden Housing Authority's ARRA-funded YouthBuild program. The goal is to both provide experiential learning for participants aged 18 to 24 years and interested in all aspects of construction and construction trades. HACC will provide participants with supportive services throughout the Program. Agreement b/t CRA/HACC is in final review; and CRA is securing worker's compensation and liability coverage.

Vacant Land Management Program- Section 3 Training Program - Respond, Inc., a local non-profit, will provide training in vacant land management for Section 3 eligible participants. Work sites include vacant publically-owned properties in North Camden. Participants will have an opportunity to secure two certificates through Camden County College. One in vacant land management, and the other in Brownfield and Environmentally Sustainable Land Management (the latter funded by the Environmental Protection Agency).

NSP 2 - Preconstruction Loan Activity &ndash Strategy to assist in advancing construction activity for at least two Consortium members. CRA board approved guidelines at its June 2011 Meeting. Applicants include a) Cramer Hill CDC &ndash 4-Units in Cooper Plaza. (\$150,000.00); and, b) Camden Lutheran Housing &ndash 10- Units in North Camden (\$150,000). Applications received and will be reviewed in October 2011.

Real Estate Asset Management Program (RAMP): The RAMP Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. CRA staff work on redesign of CRA website will continue through end of 4th Quarter.

Section 3 Compliance

The CRA continues to implement the organization's Section 3 Policy and Procedures in addition to the Federal Section 3 Guidelines. A database of local construction trades companies is continually updated and shared with NSP 2 developers as well as a database of local residents seeking employment. A database of resumes of local qualified Section 3 residents is shared with all the NSP2 project developers and continually updated.

Construction Mentoring Program - In November 2011, CRA will implement a Section 3 Construction Mentoring Program for graduates of the Camden Housing Authority's ARRA-funded YouthBuild program. The goal is to both provide experiential learning for participants aged 18 to 24 years and interested in all aspects of construction and construction trades. HACC will provide participants with supportive services throughout the



Program. Agreement b/t CRA/HACC is in final review; and CRA is securing worker's compensation and liability coverage. HACC will provide participants with supportive services throughout the program. Vacant Land Management Program - Respond, Inc., a local non-profit, will provide training in vacant land management for Section 3 eligible participants. Work sites include vacant publically-owned properties in North Camden. Participants will have an opportunity to secure two certificates through Camden County College. One in vacant land management, and the other in Brownfield and Environmentally Sustainable Land Management (the latter funded by the Environmental Protection Agency).

Reporting Requirements

Submitted 2nd Qtr. 2011 Federal Reporting.gov Report
 Submitted 2nd Qtr. 2011 DRGR Quarterly Report

Finance

NSP2 funds &dash 16 draw downs totaling of \$3,021,144.63.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
A100, Administration	\$41,850.22	\$1,192,689.00	\$340,479.63
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	\$830,153.86	\$7,629,198.00	\$2,680,665.00



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	Jul 1 thru Sep 30, 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	\$100,000.00	\$1,092,689.00
Total Funds Drawdown	\$41,850.22	\$340,479.63
Program Funds Drawdown	\$41,850.22	\$340,479.63
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:

Environmental Review Records – Project Specific & Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) & 6003 (Cooper/Lanning) continue. Four Project Specific Reviews & 1 Tier Environmental review for the Lanning Square (Census Tract 6003) was submitted to HUD for review in April 2011.

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Section 3 Compliance & City, CRA & Housing Authority of Camden collaborative efforts continue as strategies develop for engaging local workforce development providers & connecting Section 3 eligible workers & contractors to the NSP 2 grant funded activities. Database of Section 3 qualified businesses is posted CRA website.

Section 3 Training Program - CRA will implement a Section 3 Construction Mentoring Program for graduates of the Camden Housing Authority's ARRA-funded YouthBuild program. The goal is to both provide experiential learning for participants aged 18 to 24 years and interested in all aspects of construction & construction trades.

Vacant Land Management Program- Section 3 Training Program - Respond, Inc. will provide training in vacant land management for Section 3 eligible participants. Work sites include vacant publically-owned properties in North Camden.

Participants will have an opportunity to secure two certificates through Camden County College, in vacant land management, & the other in Brownfield and Environmentally Sustainable Land Management.

NSP 2 - Preconstruction Loan Activity & Strategy to assist in advancing construction activity for at least two Consortium members. CRA board approved guidelines at its June 2011 Meeting. Applicants include a) Cramer Hill CDC & 4-Units in Cooper Plaza. (\$150,000.00); and, b) Camden Lutheran Housing & 10- Units in North Camden (\$150,000).

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Vacant Land Management Program - Respond, Inc. will provide training in vacant land management for Section 3 eligible participants. Work sites include vacant publically-owned properties in North Camden. Participants will have an opportunity to secure two certificates through Camden County College. One in vacant land management, & the other in Brownfield & Environmentally Sustainable Land Management

Finance-NSP2 funds & 16 draw downs totaling of \$3,021,144.63.

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

	Jul 1 thru Sep 30, 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
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	Jul 1 thru Sep 30, 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
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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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: FM101

Activity Title: Closing Cost Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

FM100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Financial Mechanisms

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

The Reinvestment Fund

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total Budget	\$0.00	\$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
The Reinvestment Fund	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP2 funds will be used for direct financial closing cost assistance to qualified purchasers of NSP2 properties developed under the CRA's NSP2 program.

Location Description:

This service will benefit persons seeking to purchase homes with NSP 2 funds in the following Census Tracts;

1. 6002
2. 6003
3. 6007
4. 6008
5. 6011.02
6. 6012
7. 6013

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/55	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/55	0/0	0/55	0
# Owner Households	0	0	0	0/55	0/0	0/55	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: HC101

Activity Title: SJCS Housing Counseling

Activity Category:

Public services

Activity Status:

Planned

Project Number:

HC100

Project Title:

Housing Counseling

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit (Persons)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Josephs Carpenters Society

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide comprehensive housing counseling services to families and individuals, who are ultimately unsuccessful in qualifying for the purchase of NSP 2 properties.

Location Description:

This activity will be performed for units located in Camden, NJ in seven census tracts, they are;

1. 6002
2. 6003
3. 6007
4. 6008
5. 6001.02
6. 6012
7. 6013

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	0	0/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0/0	0/75	0/75	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: 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	Jul 1 thru Sep 30, 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
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

	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

	Jul 1 thru Sep 30, 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:

- Program administration - preconstruction Meetings held b/t Greater Camden Partnership and CRA to include program requirements, timing for start of work, RFP process, requisition process, and signage. Section 3 requirements were also reviewed.
- GCP was interviewed by LISC/HUD TA to discuss procedural processes.
- Development Construction - Elite Landscaping completed much of the landscape construction on the 59 lots identified in Phase I. Work included removal of trash and debris, grading, seeding, fencing installation and, in some areas, tree planting.
- Completion of Phase I and work on all of Phase II lots is underway.
- TLFC-Land Banking - ERR bifurcated into 2 ERRs; one for acquisition and one for New Construction. Both ERR revised, amended, and re-submitted 9/27/2011 for HUD review, approval, and release.



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		Low	Mod	Total	
# 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: LB103

Activity Title: North Camden 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 (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

Maintenance of landbank property; including vacant lot stabilization, lot greening, seeding, cleaning, and securing properties (board-ups) predominately in Census Tracts 6007 and 6008.

Location Description:

Activity will be carried out in Census Tracts 6007 and 6008.

of persons benefitting projection 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	0/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/15	0.00

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: LB104

Activity Title: Land Bank Program Delivery Costs

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:

Direct Benefit

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$970,000.00
Total Budget	\$0.00	\$970,000.00
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
Match Contributed	\$0.00	\$0.00

Activity Description:

CRA staff will create, oversee, and manage the landbank program, resolving title issues, property asset management (maintenance, board-ups, and stabilization), and site assembly issues for future residential development.

Location Description:

Activity will be carried out in Census Tracts 6003, 6007, and 6008.

Activity Progress Narrative:

Accomplishments Performance Measures

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



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: 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	Jul 1 thru Sep 30, 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	\$1,043,224.00	\$1,043,224.00

Activity Description:

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

Location Description:

Located in the City of Camden, NJ Census tract 6007

Activity Progress Narrative:

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement, and advance construction on Project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Application submitted to CRA in October 2011. This will enable site preparation work to commence.
- HUD approved ERR and issued a release of funds in September 2011.
- Worked with the CRA to update the NSP2 budget.
- Requests for proposals for construction were solicited and received.
- RFP for site preparation including geotechnical excavation were solicited and received.
- Proposals submitted for construction lender, including The Reinvestment Fund.
- Conducted various meetings with local Housing Counselor.
- Began marketing campaign for sale of new homes. Published information in the North Camden quarterly newsletter.
- CRA requested that its attorney prepare for NSP 2 Preconstruction and loan closing.



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	Jul 1 thru Sep 30, 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	\$1,043,224.00	\$1,043,224.00

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:

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement, and advance construction on Project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Application submitted to CRA in October 2011. This will enable site preparation work to commence.
- HUD approved ERR and issued a release of funds in September 2011.
- Worked with the CRA to update the NSP2 budget.
- Requests for proposals for construction were solicited and received.
- RFP for site preparation including geotechnical excavation were solicited and received.
- Proposals submitted for construction lender, including The Reinvestment Fund.
- Conducted various meetings with local Housing Counselor.
- Began marketing campaign for sale of new homes. Published information in the North Camden quarterly newsletter.
- CRA requested that its attorney prepare for NSP 2 Preconstruction and loan closing.



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	Jul 1 thru Sep 30, 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	\$213,000.00	\$213,000.00

Activity Description:

Purchase and rehab/reconstruction of 1 housing unit for resale. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, report on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate report within larger NSP 2 reporting requirements,

Location Description:

Project located in Census Tract 6003.

Activity Progress Narrative:

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement, and advance construction on Project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Application submitted to CRA in October 2011. This will enable predevelopment work, engagement of development team, development of plans, and planning board submissions to be go forward.
- Worked with the CRA to update the NSP2 budget.
- RFP and selected architectural and engineering firm.
- Obtained additional project funding from City of Camden HOME Program.
- Seeking a construction lender.
- Preparing for presentation to Local Historic Commission and Planning Board.



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	Jul 1 thru Sep 30, 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	\$637,500.00	\$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:

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement, and advance construction on Project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Application submitted to CRA in October 2011. This will enable predevelopment work, engagement of development team, development of plans, and planning board submissions to be go forward.
- Worked with the CRA to update the NSP2 budget.
- RFP and selected architectural and engineering firm.
- Obtained additional project funding from City of Camden HOME Program.
- Seeking a construction lender.
- Preparing for presentation to Local Historic Commission and Planning Board.



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

	Jul 1 thru Sep 30, 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	\$256,445.00	\$256,445.00

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:

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement, and advance construction on Project.
- Demolition of (4) structures to be completed by November 2011. Tentative closing scheduled for NSP 2 Loan and HOME for November 2011.
- HUD approved ERR, and issued a release of funds 10/2011.
- 7/11 &ndash RFP and retained Kramer Marks Architect&rsquo for design work related to project
- 8/11- Emergency demolition of 709 N. 10th St due to Hurricane damage. Building was classified as an imminent hazard, and immediate action was taken. IFB issued, and contractor for demolition will be using local workers that qualify under the Section 3 requirements.
- 7/11 - applied for City HOME funds and was approved for award of \$256,445. LSM is awaiting formal contract for funds which is expected sometime in November 2011.
- 8/11 &ndash RFP issued and received proposal from Simplex Homes for Modular unit production. LSM will be sending deposit for production of (2) units after NSP 2 loan closes with CRA.



Schedule

Planning Board Submission for site plan approval on Oct 20th for November 9th meeting

Demolition of 709 North 10th St week of Oct 2, 2011.

Demolitions of 3 remaining units week of Nov 21, 2011.

Deposit for modular construction week of Nov 21, 2011.

Site work and foundation work December 15th &ndash February 15th.

Modular set mid-February 2012.

Completion of work Mid February-Mid April 2011.

Certificates of Occupancy April 15th 2012.

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	Jul 1 thru Sep 30, 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	\$1,795,301.00	\$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:

- Working with HMFA and CRA to close on Project Financing by November 2011. TDC: \$8,791,392; scattered site rehab and new construction. NSP 2 loan \$1.6 MM.
- NJHMFA at its April 2011 board meeting committed subsidy grant of \$2 MM, and construction loan. In October 2011, NJHMFA granted commitment extension for (6) months.
- The Reinvestment Fund, also a participating lender; and will submit project to its loan committee in October 2011.
- NJHMFA/NSP 2/The Reinvestment Fund are working toward closing financing by end of November 2011.
- First stage of construction (10) units.
- Activity to advance construction work during financing closing process. Work will include any outstanding studies, site preparation, infrastructure, and on 5 rehabs stabilize building thru selective demolition, install roofs, and windows.
- October 2011, CRA entered into License Agreement with M&M Development for CRA- owned sites. State HMFA will convey title to its 13 parcels October 21, 2011.
- CRA re-submitted the ERR 10/5/2011; awaiting HUD review, approval, and release of funds.



Pre-sales and marketing efforts were started in September 2011.

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	Jul 1 thru Sep 30, 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	\$5,385,902.00	\$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:

" Working with HMFA and CRA to close on Project Financing by November 2011. TDC: \$8,791,392; scattered site rehab and new construction. NSP 2 loan \$1.6 MM.
>" NJHMFA at its April 2011 board meeting committed subsidy grant of \$2 MM, and construction loan. In October 2011, NJHMFA granted commitment extension for (6) months.
>" The Reinvestment Fund, also a participating lender; and will submit project to its loan committee in October 2011.
>" NJHMFA/NSP 2/The Reinvestment Fund are working toward closing financing by end of November 2011.
>" First stage of construction (10) units.
>" Activity to advance construction work during financing closing process. Work will include any outstanding studies, site preparation, infrastructure, and on 5 rehabs stabilize building thru selective demolition, install roofs, and windows.
>" October 2011, CRA entered into License Agreement with M&M Development for CRA- owned sites. State HMFA will convey title to its 13 parcels October 21, 2011.
>" CRA re-submitted the ERR 10/5/2011; awaiting HUD review, approval, and release of funds.



>" Pre-sales and marketing efforts were started in September 2011.

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	Jul 1 thru Sep 30, 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	\$2,726,250.00	\$2,726,250.00

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:

Hiring of new staff - SJCS drafted two job descriptions to assist with the Marketing and outreach and housing counseling components of the project. In September 2011, job descriptions were developed and forwarded to CRA. Several meetings have been had with CRA staff to clarify approach. The descriptions were published online and distributed throughout the community.

Finances - closed on real estate and all project funding in August 2011.

Construction- Rough carpentry work started at 713 Berkeley, 721 Berkley, and 723 Berkley Streets.

Pre-sales - 721 New Street has a potential buyer are preparing to submit to NJHMFA's Housing Affordability Service for approval.



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	Jul 1 thru Sep 30, 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	\$908,750.00	\$908,750.00

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:

Hiring of new staff - SJCS drafted two job descriptions to assist with the Marketing and outreach and housing counseling components of the project. In September 2011, job descriptions were developed and forwarded to CRA. Several meetings have been had with CRA staff to clarify approach. The descriptions were published online and distributed throughout the community.

Finances - closed on real estate and all project funding in August 2011.

Construction- Rough carpentry work started at 713 Berkeley, 721 Berkley, and 723 Berkley Streets.

Pre-sales - 721 New Street has a potential buyer are preparing to submit to NJHMFA's Housing Affordability Service for approval.



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

	Jul 1 thru Sep 30, 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:

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 & 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

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Camden Redevelopment Agency

Match Contributed

Jul 1 thru Sep 30, 2011

N/A

\$0.00

\$500,000.00

\$830,153.86

\$830,153.86

\$0.00

\$0.00

\$0.00

\$0.00

\$11,930,900.00

To Date

\$3,000,000.00

\$3,000,000.00

\$3,000,000.00

\$2,680,665.00

\$2,680,665.00

\$0.00

\$0.00

\$0.00

\$0.00

\$11,930,900.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

- Section 3 Compliance - 7 new Section 3 employees have been hired during this reporting period. A total of 15 Section 3 Employees have been hired for this project.
- Construction start: March 2011. Finish date: March 30, 2012.
- Percentage of work completed: 70.73%.
- Leasing process initiated. Over 230 service calls or requests for applications by September 2011.
- Expect Building CO in December/January. (\$300,000 in retainage with issuance of CO).

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:	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 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 Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,109,915.00
Total Budget	\$0.00	\$1,109,915.00
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
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



	This Report Period Total	Cumulative Actual Total / Expected 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	



Grantee Activity Number: Reh113

Activity Title: Housing Counseling-SJCS &NHS

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

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:

Camden Redevelopment Agency

Overall

	Jul 1 thru Sep 30, 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:

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	

