

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

April 1, 2012 thru June 30, 2012 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:

Olivette Simpson

Estimated PIRL Funds:

\$2,277,480.68

Total Budget:

\$14,204,367.68

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	\$45,000.00	\$11,536,887.00
Total Funds Drawdown	\$1,195,988.60	\$7,523,724.58
Program Funds Drawdown	\$1,186,782.60	\$7,405,960.57
Program Income Drawdown	\$9,206.00	\$117,764.01
Program Income Received	\$9,206.00	\$117,764.01
Total Funds Expended	\$0.00	\$6,311,678.87
Match Contributed	\$0.00	\$36,940,496.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$36,940,496.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,789,033.05	\$798,758.37
Limit on State Admin	\$0.00	\$798,758.37

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	\$5,042,304.10

Overall Progress Narrative:



Overall Progress Narrative

Note: The US Census Bureau changed one of our NSP2 census tracts, formerly known as 6003, to Census Tract 6104. The geographic effect is that the new expanded Census Tract 6104 also encompasses part of the City of Camden’s down town.

Reporting Requirements -

Submitted 1st Qtr. 2012 Federal Reporting.gov Report;

Submitted 1st Qtr. 2012 DRGR Quarterly Report

Finance - NSP2 funds &ndash 56 draw downs totaling of \$7,288,696.56.

Section 3 Activity- CRA’s Construction Mentorship Program is providing employment for 9 graduates of the Housing Authority of the City of Camden’s YouthBuild program (which is an AARA-funded program). Each YouthBuild graduate is placed with a consortium partner on a NSP 2 project site for a five month internship period. CRA has interns placed on every redevelopment project including greening sites. In addition to receiving exposure to trade and professional responsibilities, each intern is provided weekly supportive service through the YouthBuild case management program. Feedback from the both the interns and the individual site managers is quite positive. In fact, two of our interns are accompanying our consortium development partner, SJCS, to a NeighborWorks Construction Training in August 2012. The interns will learn about green building and housing rehabilitation.

Demolition Activity - Demolitions executed certificates of approval issued by Camden Construction Code Official, and project activity closed out as of June 30, 2012. Sixteen properties were declared blighted by the City’s Bureau of Code Enforcement by notice dated 10/25/2011. These properties were located in a strategic redevelopment area funded by NSP2. Both local and state approvals for demolitions were secured. CRA appeared before the City Historic Preservation Council 11/17/2011. CRA received SHPO approval effective 01/05/ 2012. CRA publically advertised for demolition services. Invitation for Bids return date for opening was 01/25/2012, and a demolition contract awarded 02/01/2012 and a Notice to Proceed issued. Due to a change order, the demolition contract was amended and the total amount expended \$314,711.04.

Housing Counseling-HC113-SJCS & NHS -CRA is partnering with two local non profits to provide homeownership counseling services. As the housing market is uncertain, the need for pre-purchase and post-purchase homebuyer education and counseling is heightened. Saint Joseph’s Carpenter Society (SJCS) and Neighborhood Housing Services (NHS) offer quality programs and services to prospective homebuyers. Both organizations are HUD-certified and SJCS is a NeighborWorks affiliate.

Status: All housing development projects are under construction, and are in various stages of completion, except for the REO activity in East Camden area.

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	\$96,487.88	\$1,192,689.00	\$797,609.54
D100, Demolition	\$312,100.00	\$335,100.00	\$312,711.04
FM100, Financial Mechanisms	\$20,000.00	\$350,000.00	\$20,000.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00
LB100, Land Banking	\$117,323.91	\$2,344,900.00	\$638,844.82
Reh100, Purchase & rehab residential properties that have been	\$640,870.81	\$7,629,198.00	\$5,636,795.17



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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,092,689.00
Total Budget	\$0.00	\$1,092,689.00
Total Obligated	\$0.00	\$1,092,689.00
Total Funds Drawdown	\$97,586.71	\$798,758.37
Program Funds Drawdown	\$96,487.88	\$797,609.54
Program Income Drawdown	\$1,098.83	\$1,148.83
Program Income Received	\$0.00	\$10,855.80
Total Funds Expended	\$0.00	\$780,494.37
Camden Redevelopment Agency	\$0.00	\$780,494.37
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:

Overall Progress Narrative

Note: The US Census Bureau changed one of our NSP2 census tracts, formerly known as 6003, to Census Tract 6104. The geographic effect is that the new expanded Census Tract 6104 also encompasses part of the City of Camden's down town.

Reporting Requirements -

Submitted 1st Qtr. 2012 Federal Reporting.gov Report;

Submitted 1st Qtr. 2012 DRGR Quarterly Report

Finance - NSP2 funds – 56 draw downs totaling of \$7,288,696.56.



Section 3 Activity- CRA's Construction Mentorship Program is providing employment for 9 graduates of the Housing Authority of the City of Camden's YouthBuild program (which is an AARA-funded program). Each YouthBuild graduate is placed with a consortium partner on a NSP 2 project site for a five month internship period. CRA has interns placed on every redevelopment project including greening sites. In addition to receiving exposure to trade and professional responsibilities, each intern is provided weekly supportive service through the YouthBuild case management program. Feedback from the both the interns and the individual site managers is quite positive. In fact, two of our interns are accompanying our consortium development partner, SJCS, to a NeighborWorks Construction Training in August 2012. The interns will learn about green building and housing rehabilitation.

Demolition Activity - Demolitions executed certificates of approval issued by Camden Construction Code Official, and project activity closed out as of June 30, 2012. Sixteen properties were declared blighted by the City's Bureau of Code Enforcement by notice dated 10/25/2011. These properties were located in a strategic redevelopment area funded by NSP2. Both local and state approvals for demolitions were secured. CRA appeared before the City Historic Preservation Council 11/17/2011. CRA received SHPO approval effective 01/05/ 2012. CRA publically advertised for demolition services. Invitation for Bids return date for opening was 01/25/2012, and a demolition contract awarded 02/01/2012 and a Notice to Proceed issued. Due to a change order, the demolition contract was amended and the total amount expended \$314,711.04.

Housing Counseling-HC113-SJCS & NHS -CRA is partnering with two local non profits to provide homeownership counseling services. As the housing market is uncertain, the need for pre-purchase and post-purchase homebuyer education and counseling is heightened. Saint Joseph's Carpenter Society (SJCS) and Neighborhood Housing Services (NHS) offer quality programs and services to prospective homebuyers. Both organizations are HUD-certified and SJCS is a NeighborWorks affiliate.

Status: All housing development projects are under construction, and are in various stages of completion, except for the REO activity in East Camden area.

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:

Under Way

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:

City of Camden

Overall

Apr 1 thru Jun 30, 2012

To Date

Total Projected Budget from All Sources

N/A

\$100,000.00

Total Budget

\$0.00

\$100,000.00

Total Obligated

\$0.00

\$90,000.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

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

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$335,100.00
Total Budget	\$25,100.00	\$335,100.00
Total Obligated	\$25,100.00	\$335,100.00
Total Funds Drawdown	\$312,100.00	\$312,711.04
Program Funds Drawdown	\$312,100.00	\$312,711.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$611.04
Camden Redevelopment Agency	\$0.00	\$611.04
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:

Demolition Activity - Demolitions executed, certificates of approval issued by Camden Construction Code Official, and project activity closed out as of June 30, 2012. Sixteen properties were declared blighted by the City's Bureau of Code Enforcement by notice dated 10/25/2011. These properties were located in a strategic redevelopment area funded by NSP2. Both local and state approvals for demolitions were secured. CRA appeared before the City Historic Preservation Council 11/17/2011. CRA received SHPO approval effective 01/05/ 2012. CRA publically advertised for demolition services. Invitation for Bids return date for opening was 01/25/2012, and a demolition contract awarded 02/01/2012 and a Notice to Proceed issued. Due to a change order, the demolition contract was amended and the total amount expended \$314,711.04.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/16
# of Public Facilities	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Singlefamily Units	0	0/16

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:

Under Way

Project Title:

Financial Mechanisms

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

The Reinvestment Fund

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total Budget	\$0.00	\$350,000.00
Total Obligated	\$350,000.00	\$350,000.00
Total Funds Drawdown	\$20,000.00	\$20,000.00
Program Funds Drawdown	\$20,000.00	\$20,000.00
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:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 - SJCS is the NP developer of the Camden Rehab 2 project located in Census Tract 6014 (formerly Census Tract 6003). The project consists of the rehabilitation of 11 townhomes in the Cooper Plaza neighborhood. Thus far, of the 11 units, 4 Units were completed and sold to qualified NSP 2 buyers (at less than 80% AMI) &ndash two units within the quarter. CRA provided NSP2 settlement grants in the amount of \$40,000 to these NSP 2 qualified purchasers.

Housing Counseling-HC113-SJCS & NHS -CRA is partnering with two local non profits to provide homeownership counseling services. As the housing market is uncertain, the need for pre-purchase and post-purchase homebuyer education and



counseling is heightened. Saint Joseph’s Carpenter Society (SJCS) and Neighborhood Housing Services (NHS) offer quality programs and services to prospective homebuyers. Both organizations are HUD-certified and SJCS is a NeighborWorks affiliate

SJCS Housing Counseling Activity:

Housing Counseling – 26 new individuals attended classes.

Housing Counseling - 160 individuals started housing counseling.

Marketing of NSP 2 Units and Outreach – In this quarter, SJCS marketing/outreach specialist has held more than 13 presentations in the Camden County area. SJCS has additionally designed and distributed collateral material (print and website) for the NSP 2 program. Meetings continue with CRA for the housing counseling and marketing plans.

Outreach and Marketing- Word of mouth continues to be the primary modality through which clients enter the housing counseling program. A significant number of clients are also attracted by presentations given by Adriana Alvarez-Cintron, Outreach Specialist. Staff attended training on neighborhood marketing sponsored by The New Jersey Housing and Community Development Network as presented by national experts. Ms. Alvarez-Cintron made 13 presentations this quarter. NHS Housing Counseling Activity - NHS is providing housing counseling to 15 clients for the Tres Esquinas project (REH 101 and 102) in North Camden.

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: Public Service Housing Counseling

Activity Category:

Public services

Project Number:

HC100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Housing Counseling

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society

Overall

	Apr 1 thru Jun 30, 2012	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:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$379.73	\$219,556.67
Program Funds Drawdown	\$0.00	\$219,176.94
Program Income Drawdown	\$379.73	\$379.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$219,176.94
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:



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:

Under Way

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$54,962.75	\$255,484.36
Program Funds Drawdown	\$54,962.75	\$255,484.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$200,521.61
Camden Redevelopment Agency	\$0.00	\$88,313.41
Greater Camden Partnership	\$0.00	\$112,208.20
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: LB 102 GCP Cooper Plaza Vacant Land Stabilization - Project Funding: Three applications for reimbursement were submitted between April 1 and June 30, 2012 in the total amount of \$41,911.30. The next application will be submitted before July 11, 2012.

Development Timetable and Activity -Elite Landscaping worked throughout the spring. Elite staff relocated trees and fencing, mowed lawn areas, mulched around trees and spread additional seed. Service Group Inc. staff worked throughout the quarter as well. SGI staff reinstalled several signs that were vandalized and/or torn down.

Continued Maintenance and Landscaping for Existing Lots and Structures - Sub-contractor Service Group Inc. staff continued to work daily on Phase 1 and 2 properties. Two Ambassadors cleaned and removed trash/debris, made minor repairs to the first floor façade of all structures and addressed graffiti as needed. The Contract Compliance Administrator monitored the work on each property, completed all administrative responsibilities, prepared reports with photos and inspection results to insure grant compliance and submitted Invoice Requests.

Landscape Construction- Elite Landscaping planted trees and installed additional fencing.



Description of the construction activities started or completed during this period - Greater Camden Partnership staff noted that the demolition project has been completed as of June 2012 for 11 NSP2 structures. Staff updated the current work plan to reflect the structures as lot maintenance.
 Landscape Construction - Elite Landscaping has completed work on most lots from Phases 1 and 2. Work included clearing the lots, overseeding, planting of trees and installation of fencing. Landscape Construction efforts will continue until all lots have been properly addressed.

Schedule	Work Product
Mid-July	Trash Removal
Mid-July - August	Site Clearing
August	Fence Installation
Mid-August &ndash September	Tree Planting
Mid-August &ndash September	Seeding
September &ndash January	Completion of Phase I lots and all Phase II lots

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/124

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	0/25	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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$0.00	\$200,000.00
Total Funds Drawdown	\$27,301.48	\$126,123.84
Program Funds Drawdown	\$27,301.48	\$126,123.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$98,822.36
Camden Redevelopment Agency	\$0.00	\$98,822.36
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:

Project Name/Title: LB 103 North Camden Vacant Land Stabilization Program (a Section 3 Training Initiative) - RESPOND, Inc., a local NP, is utilizing NSP 2 funds to implement the "North Camden Clean & Green Vacant Land Stabilization Program". Through the Program, RESPOND makes improvements to and maintains 36 publicly owned lots in Census Tract 6007 and 6008 (North Camden) located along the corridors leading up to the Meadows project. Project boundaries include Erie Street from Delaware Avenue to 9th Streets and Main Street to Vine Street to 2nd to 3rd Streets. Plantings include flowers and vegetables.

Added Value - Area Partnerships - During this quarter, RESPOND, reports that residents of the areas around lots that they are maintaining, are encouraged to consider Camden City's "Adopt-a-Lot" program. As a result of this effort, four (4) adopt-a-lot properties are being maintained in tandem with the RESPOND program. Signage identifies these additional lots as part of the area campaign for street and vacant lot improvements.

The NJ Tree Foundation provided new dogwood trees on sites in North Camden, and identified other appropriate species for plantings. The NJ Tree Foundation organize area residents to assist with the tree planting, and in the process, residents are educated as to the proper care and maintenance of the trees. In partnership with RESPOND, the Tree Foundation will continue this effort in the fall of 2012.

The North Camden Greening Committee and RESPOND are working on a green plan for building raised planting beds for



flowers or vegetables. Locations for the planting beds, oversight, and governance of are some of the issues that will be addressed.

Section 3 Training: RESPOND also provides training in vacant-land management for Camden residents. Training is focused on landscaping/hardscaping, and includes clearing lots of debris, removal of graffiti; signage; and creation of gravel walking paths, planting of appropriate grasses, trees, and shrubs; and performance of regularly scheduled maintenance

Camden County Certificate Program - As previously noted in quarterly reports, RESPOND is working with Camden County College, to provide two certificate programs; one in vacant land management and the other in Brownfield and Environmentally Sustainable Land Management (the latter funded by the Environmental Protection Agency).

Update: At the end of this Quarter, 9 additional participants received certificates from Camden County College. There are 9 participants working toward receiving certificates in the vacant land management program.

Other Section 3 Activity: RESPOND is a host to 3 mentees from the CRA's Construction Mentorship Program (mentees are graduates of the local HACC's Youth build Program, which is ARRA-funded). The mentees are also participants in the County College certificate program and work with regular landscaping crews.

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:

Under Way

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$144,900.00
Total Budget	(\$25,100.00)	\$144,900.00
Total Obligated	(\$25,100.00)	\$944,900.00
Total Funds Drawdown	\$35,059.68	\$38,059.68
Program Funds Drawdown	\$35,059.68	\$38,059.68
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,000.00
Camden Redevelopment Agency	\$0.00	\$3,000.00
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:

Project Name/Title: LB104-Program Delivery - Real Estate Asset Management Program [RAMP] CRA issued a Request for Proposals in 12/2011, and engaged a website design firm. A redesign of CRA's existing website will achieve significant aesthetic, functional, and organizational improvements. The vision is that the new site will be user friendly including certain customer service components to be responsive to the needs of such users as, residents, developers, and institutional partners. CRA's property inventory (which now consists of more than 800 properties) will be made available on the new website. This will promote transparency objectives, making the site dynamic and searchable. CRA's GIS/Planner and Database Manager continue to work with the web design firm. Staff changes have necessitated moving forward the target date for completion of the new website to the end of the year.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/124



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: LB105

Activity Title: Land Bank Disposition

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2012

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

	Apr 1 thru Jun 30, 2012	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
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Disposition of properties in the landbank.

Location Description:

6104 (formerly census tract 6003)

Activity Progress Narrative:

Project Name/Title: LB105-Disposition - Land Bank Properties in Lanning Square (Census Tract 6003) &ndash CRA acquired 21 properties in the Lanning Square neighborhood in the first quarter of 2012. Near the end this quarter, CRA began to look at the feasibility of demolishing several properties and a structural evaluation of the remaining attached properties. In the interim, the entire site is maintained, fenced, and patrolled by Greater Camden Partnership in the same manner that other properties in the land bank are managed.

Accomplishments Performance Measures

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

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	0/4
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
				-	Not Validated / N

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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$182,500.00
Total Budget	(\$35,000.00)	\$182,500.00
Total Obligated	(\$35,000.00)	\$182,500.00
Total Funds Drawdown	\$180,575.85	\$180,575.85
Program Funds Drawdown	\$180,575.85	\$180,575.85
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	\$1,043,224.00

Activity Description:

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

Location Description:

Located in the City of Camden, NJ Census tract 6007

Activity Progress Narrative:

Project Name/Title: Reh 101 & 102-Camden Lutheran Housing Inc.-Tres Esquinas- In the period between March 31, 2012 and June 30, 2012 Arline Construction Services, LLC started construction on the first 6 of 10 units. Work progresses on schedule. Completion of the first 6 units scheduled for November/December 2012.

Site Preparation of Remaining Sites: In the same period, CLHI issued an Invitation for Bids for site preparation work on the 4 remaining development sites. The IFB was publicly advertised, and there were 3 respondents. CLHI entered into a contract with W. Hargrove Demolition, as the successful respondent, to complete site preparation, excavation, and exchange unsuitable underground materials from Block 20, Lots 81, 82 and Block 39, Lots 1, 2 with suitable fill, and compact the suitable fill to buildable standards.

Bids Issued for General Contractor &ndash 4 Remaining Units - In the same period, CLHI publicly advertised an Invitation for Bids for the remaining 4 units that will be built. Bid closing and a bid opening return date for proposals was July 20, 2012.

Marketing of Units - continues with site signage, internet advertising, word-of-mouth and housing counseling agency referrals by Neighborhood Housing Services, Inc.



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 - 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$103,750.00	\$217,500.00
Total Obligated	\$0.00	\$217,500.00
Total Funds Drawdown	\$807.69	\$217,500.00
Program Funds Drawdown	\$807.69	\$217,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$216,692.31
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$216,692.31
Match Contributed	\$0.00	\$1,043,224.00

Activity Description:

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

Location Description:

This project is located in Camden, NJ in Census Tract 6007.

Activity Progress Narrative:

Project Name/Title: Reh 101 & 102-Camden Lutheran Housing Inc.-Tres Esquinas- In the period between March 31, 2012 and June 30, 2012 Arline Construction Services, LLC started construction on the first 6 of 10 units. Work progresses on schedule. Completion of the first 6 units scheduled for November/December 2012.
 Site Preparation of Remaining Sites: In the same period, CLHI issued an Invitation for Bids for site preparation work on the 4 remaining development sites. The IFB was publicly advertised, and there were 3 respondents. CLHI entered into a contract with W. Hargrove Demolition, as the successful respondent, to complete site preparation, excavation, and exchange unsuitable underground materials from Block 20, Lots 81, 82 and Block 39, Lots 1, 2 with suitable fill, and compact the suitable fill to buildable standards.
 Bids Issued for General Contractor &ndash 4 Remaining Units - In this same period, CLHI publicly advertised an Invitation for Bids for the remaining 4 units that will be built. Bid closing and opening return date for proposals was July 20, 2012.
 Marketing of Units - continues with site signage, internet advertising, word-of-mouth and housing counseling agency referrals by Neighborhood Housing Services, Inc.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/10
#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		0/10
# 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	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	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: Reh103

Activity Title: Berkley Street Town Homes @ Cooper Plaza

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct 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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$201,250.00	\$250,000.00
Total Obligated	\$0.00	\$48,750.00
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	\$213,000.00

Activity Description:

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

Location Description:

Project located in Census Tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 103 & 104 - Berkley Street Street Town Homes Project - CRA closed in escrow with Cramer Hill CDC on the NSP 2 and City HOME program funds in June 8, 2012. NSP2 funds were released August 2, 2012, and a Notice to Proceed issued. Construction started August 2012.

The Berkley Street project is the new construction of 4- town house units in Cooper Plaza (Census Tract 6014 formerly known as 6003). Total development costs \$1,420,000 for project. CRA approved a \$1.1 MM NSP 2 construction loan to the Project of which \$600,000 is to be repaid as each unit is sold. CRA also will monitor construction progress. At the time of the closing, the \$112,479.82 NSP2 Preconstruction Loan was repaid, and CRA receipted this as Program Income in DRGR. Construction completion targeted for December 2012.

Sites: Block 1411, Lots 3 thru 7 &ndash 604 &ndash 612 Berkley Street

Development Budget

USES - \$1,420,000

SOURCES: Permanent



Sales Proceeds	\$600,000
NSP 2 Soft Loan	\$500,000
NSP 2 Grant Funds	\$60,000
City HOME Grant	\$250,000
NJ Energy Star	\$10,000
Total	\$1,420,000

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	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

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



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh104

Activity Title: Berkley Street Townhomes @ Cooper Plaza 120

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct 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:

Cramer Hill Community Hill Development Corp

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total Budget	\$0.00	\$850,000.00
Total Obligated	\$0.00	\$146,250.00
Total Funds Drawdown	\$32,983.39	\$32,983.39
Program Funds Drawdown	\$32,983.39	\$32,983.39
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	\$637,500.00

Activity Description:

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

Location Description:

This project is located in Camden, NJ in census tract 6003.

Activity Progress Narrative:

Project Name/Title: Reh 103 & 104 - Berkley Street Street Town Homes Project - CRA closed in escrow with Cramer Hill CDC on the NSP 2 and City HOME program funds in June 8, 2012. NSP2 funds were released August 2, 2012, and a Notice to Proceed issued. Construction started August 2012.

The Berkley Street project is the new construction of 4- town house units in Cooper Plaza (Census Tract 6014 formerly known as 6003). Total development costs \$1,420,000 for project. CRA approved a \$1.1 MM NSP 2 construction loan to the Project of which \$600,000 is to be repaid as each unit is sold. CRA also will monitor construction progress. At the time of the closing, the \$112,479.82 NSP2 Preconstruction Loan was repaid, and CRA receipted this as Program Income in DRGR. Construction completion targeted for December 2012.

Sites: Block 1411, Lots 3 thru 7 &ndash 604 &ndash 612 Berkley Street

Development Budget

USES - \$1,420,000

SOURCES: Permanent



Sales Proceeds	\$600,000
NSP 2 Soft Loan	\$500,000
NSP 2 Grant Funds	\$60,000
City HOME Grant	\$250,000
NJ Energy Star	\$10,000
Total	\$1,420,000

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	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$391,283.00
Total Budget	\$0.00	\$391,283.00
Total Obligated	\$0.00	\$391,283.00
Total Funds Drawdown	\$0.00	\$323,674.63
Program Funds Drawdown	\$0.00	\$285,469.32
Program Income Drawdown	\$0.00	\$38,205.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$306,293.32
Camden Redevelopment Agency	\$0.00	\$306,293.32
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
Match Contributed	\$0.00	\$256,445.00

Activity Description:

New construction of 2 units of single family rental 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:

Project Name/Title: Reh 105-Lutheran Social Ministries- LSM Rental Project is completed and Certificates of Occupancy issued by City of Camden June 1, 2012.

Section 3 Activity - LSMNJ during construction hosted 2 mentees from the CRA's Construction Mentorship program (mentees are graduates of the HACC's Youth build Program, which is ARRA-funded). The mentees are involved in various aspects of the development project with great attention on the plumbing and electrical trades. In addition, over 35% of the project was MWEB compliant.

Development/construction

- a. Construction completed May 1st
- b. CO received June 1st.
- c. Rental CO received June 15th.
- d. Tenants expected to be in by July 1st.



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		0/2	
# of Singlefamily Units	0		0/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$270,000.00
Total Budget	\$0.00	\$270,000.00
Total Obligated	\$0.00	\$270,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$1,795,301.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 106 & 107-M&M Development LLC-Coopers Hill Phase 1A -Construction of (10) ten units underway. Targeted date for construction completion December 2012. Marketing: 4 homes under contract. All 10-Units in the First Phase are between 30% and 40% of construction completion.

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

	Apr 1 thru Jun 30, 2012	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	\$1,350,000.00
Total Funds Drawdown	\$230,918.30	\$1,074,919.26
Program Funds Drawdown	\$230,918.30	\$1,074,919.26
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$844,000.96
Camden Redevelopment Agency	\$0.00	\$844,000.96
M & M Development LLC	\$0.00	\$0.00
Match Contributed	\$0.00	\$5,385,902.00

Activity Description:

Rehab/reconstruction of 25 units of forsale housing. This activity is undertaken by a CRA for-profit partner, and includes homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor contracts and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 106 & 107-M&M Development LLC-Coopers Hill Phase 1A -Construction of (10) ten units underway. Targeted date for construction completion December 2012. Marketing: 4 homes under contract. All 10-Units in the First Phase are between 30% and 40% of construction completion.

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 Total	Cumulative Actual Total / Expected 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

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:

St. Josephs Carpenters Society

Overall

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$98,978.90
Total Budget	(\$25,000.00)	\$98,978.90
Total Obligated	(\$25,000.00)	\$100,000.00
Total Funds Drawdown	\$8,860.00	\$57,865.00
Program Funds Drawdown	\$8,860.00	\$57,865.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$49,005.00
Camden Redevelopment Agency	\$0.00	\$49,005.00
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,726,250.00

Activity Description:

Rehab of 8 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:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 - SJCS is the NP developer of the Camden Rehab 2 project located in Census Tract 6014 (formerly Census Tract 6003). The project consists of the rehabilitation of 11 townhomes in the Cooper Plaza neighborhood. Thus far, of the 11 units, 4 Units were completed and sold to qualified NSP 2 buyers (at less than 80% AMI) &ndash two units within the quarter. Two additional contracts for sale were signed.

Construction is preceded on 2 units, and started on additional 3 rehabs during this quarter.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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	0/8
# of Singlefamily Units	0	0/8

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	0/8	0/8	0
# Owner Households	0	0	0	0/0	0/8	0/8	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:

St. Josephs Carpenters Society

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$381,021.10
Total Budget	(\$115,000.00)	\$381,021.10
Total Obligated	(\$115,000.00)	\$380,000.00
Total Funds Drawdown	\$60,571.84	\$372,291.84
Program Funds Drawdown	\$60,571.84	\$302,439.14
Program Income Drawdown	\$0.00	\$69,852.70
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,015.00
Camden Redevelopment Agency	\$0.00	\$168,015.00
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$908,750.00

Activity Description:

Rehab of 3 units of for-sale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis 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:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 - SJCS is the NP developer of the Camden Rehab 2 project located in Census Tract 6014 (formerly Census Tract 6003). The project consists of the rehabilitation of 11 townhomes in the Cooper Plaza neighborhood. Thus far, of the 11 units, 4 Units were completed and sold to qualified NSP 2 buyers (at less than 80% AMI) &ndash two units within the quarter. Two additional contracts for sale were signed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4



#Energy Star Replacement Windows	0	10/32
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	1/0
#Efficient AC added/replaced	0	1/4
#Replaced thermostats	0	1/4
#Replaced hot water heaters	0	1/4
#Light Fixtures (indoors) replaced	0	11/40
#Light fixtures (outdoors) replaced	0	2/8
#Refrigerators replaced	0	1/4
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/4
#Units with solar panels	0	0/0
#Low flow toilets	0	2/8
#Low flow showerheads	0	1/8
#Units with bus/rail access	0	1/4
#Units exceeding Energy Star	0	1/4
#Sites re-used	0	1/4
#Units deconstructed	0	0/0
#Units & other green	0	1/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/3
# of Singlefamily Units	0	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/3	0/0	1/3	100.00
# Owner Households	0	0	0	1/3	0/0	1/3	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: 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total Budget	\$0.00	\$150,000.00
Total Obligated	\$0.00	\$150,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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:

REO Activity In East Camden - CRA is in discussions with SJCS for rehab of 3-Units in East Camden (REO activity). SJCS acquired these vacant, unoccupied properties through a tax lien foreclosure process. Each of the properties is located within an intact residential block. They are vacant and blighting to the surrounding area. CRA would increase the REO budget Activity and provide development subsidy and loans from NSP 2 grant funds. Site visits are planned, and a development schedule within which the work may be accomplished prior to the end of the NSP 2 grant period.

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:

Completed

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

	Apr 1 thru Jun 30, 2012	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	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$2,980,665.00
Program Funds Drawdown	\$0.00	\$2,980,665.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,980,665.00
Camden Redevelopment Agency	\$0.00	\$2,980,665.00
Match Contributed	\$0.00	\$22,930,900.00

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:

Project Name/Title: Reh 111-Tax Credit Project-Meadows @ Pyne Poynt - To date, 36 units are occupied and another 5 in various stages of the income qualification process. The developer anticipates full lease-up end of July 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	40/40
#Low flow showerheads	0	40/40



#Units with bus/rail access	0	40/40
#Units exceeding Energy Star	0	40/40
#Sites re-used	0	4/1
#Units ζ other green	0	40/40
# ELI Households (0-30% AMI)	0	10/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	28/40	4/0	32/40	100.00
# Renter Households	0	0	0	28/40	4/0	32/40	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: 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

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

Apr 1 thru Jun 30, 2012

N/A

(\$130,000.00)

(\$130,000.00)

\$108,405.00

\$108,405.00

\$0.00

\$9,206.00

\$0.00

\$0.00

\$0.00

To Date

\$979,915.00

\$979,915.00

\$979,915.00

\$449,585.45

\$449,135.45

\$450.00

\$106,908.21

\$420,031.68

\$420,031.68

\$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:

NSP 2 Construction Lending Activity –Preconstruction Loan Repayment and Program Income Receipts - CRA approved two NSP 2 funded preconstruction loans (up to \$150,000 for each loan) as a resource for CRA's non-profit Consortium members to advance redevelopment projects prior to closing of construction loan financing. Non-interest bearing loans were made to Cramer Hill CDC for a 4-unit For-sale townhouse development in Cooper Plaza [Census Tract 6003]; and to Camden Lutheran Housing for a 10-unit for-sale development in North Camden (Census Tract 6008). Camden Lutheran Housing closed on financing for the Tres Esquinas project and by April 2012 they repaid the NSP 2 Preconstruction Loan from available financing (\$116,764).

Cramer Hill CDC closed in escrow with CRA (documents held in escrow, not funds) in June 2012 on construction financing for the Berkley Street project. When the project is completely closed, \$112,479.82 for the Preconstruction loan will be repaid and



received as Program Income in DRGR.

Other NSP 2 Loan Activity: Cramer Hill CDC Berkley Street project - CRA will provide the \$1.1 MM in construction financing needed by the project. While \$600,000 will be repaid at the time each of the units are sold to qualified NSP 2 purchasers, \$500,000 will be a development subsidy.

CRA loaned \$3,000,000 to the 40-Unit tax credit project (Meadows). Repayment of this loan will not occur for 15-years and at the time the project is refinanced. CRA continues to provide developer subsidies to write down capital costs associated with building in this market where the cost to rehab or build new is higher than the price point at which a developer can sell units units.

REO Activity In East Camden - CRA is in discussions with SJCS for rehab of 3-Units in East Camden (REO activity). SJCS acquired these vacant, unoccupied properties through a tax lien foreclosure process. Each of the properties is located within an intact residential block. They are vacant and blighting to the surrounding area. CRA would increase the REO budget Activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow showerheads	0		0/0	

	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	

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:

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$108,000.00
Total Budget	\$0.00	\$108,000.00
Total Obligated	\$0.00	\$108,000.00
Total Funds Drawdown	\$25,476.18	\$62,970.20
Program Funds Drawdown	\$17,748.74	\$55,242.76
Program Income Drawdown	\$7,727.44	\$7,727.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$24,349.28
Camden Redevelopment Agency	\$0.00	\$24,349.28
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Housing Counseling-HC113-SJCS & NHS - CRA is partnering with two local non profits to provide homeownership counseling services. As the housing market is uncertain, the need for pre-purchase and post-purchase homebuyer education and counseling is heightened. Saint Joseph's Carpenter Society (SJCS) and Neighborhood Housing Services (NHS) offer quality programs and services to prospective homebuyers. Both organizations are HUD-certified and SJCS is a NeighborWorks affiliate.

SJCS Housing Counseling Activity:

Housing Counseling - 26 new individuals attended classes.

Housing Counseling - 160 individuals started housing counseling.

Marketing of NSP 2 Units and Outreach - Thus far, SJCS marketing/outreach specialist has held more than 13 presentations in the Camden County area. SJCS has additionally designed and distributed collateral material (print and website) for the NSP 2 program.

Outreach and Marketing- Word of mouth continues to be the primary modality through which clients enter the housing counseling program. A significant number of clients are also attracted by presentations given by Adriana Alvarez-Cintron, Outreach Specialist. Staff attended training on neighborhood marketing sponsored by The New Jersey Housing and Community Development Network as presented by national experts. Ms. Alvarez-Cintron made 13 presentations this quarter.

NHS Housing Counseling Activity - NHS is providing housing counseling to 15 clients for the Tres Esquinas project in North



Camden.

Routine and periodic Meetings continue with CRA for the housing counseling and marketing plans. As a Team, CRA, SJCS, NHS, and other NSP2 developers are exploring alternative options for marketing of units, including engaging a Marketing Firm. Also, the Team is exploring ways to preserve the homebuyer incentives beyond the 2013 end of the NSP2 grant. This is a concern for both household targets of affordability - below 80% AMI and up to 120% of AMI.

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	

