

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

January 1, 2012 thru March 31, 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 P/RL 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	\$908,000.00	\$11,491,887.00
Total Funds Drawdown	\$2,747,563.29	\$6,327,735.98
Program Funds Drawdown	\$2,639,005.28	\$6,219,177.97
Program Income Drawdown	\$108,558.01	\$108,558.01
Program Income Received	\$108,558.01	\$108,558.01
Total Funds Expended	\$2,591,765.44	\$6,311,678.87
Match Contributed	\$11,000,000.00	\$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	\$701,171.66
Limit on State Admin	\$0.00	\$701,171.66

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:



Reporting Requirements: Submitted 4th Qtr. 2012 Federal Reporting.gov Report; and submitted 4th Qtr. 2012 DRGR Quarterly Report.

Finance Overview: NSP2 funds – 43 draw downs totaling of \$6,111,119.96. During the reporting period, CRA achieved the 50% spend down milestone established for the NSP 2 program.

NSP 2 Progress Narrative - Vacant Land Management Program- Section 3 Training Program - Respond, Inc., a local non-profit, is providing training in vacant land management for Section 3 eligible participants. Currently, eight (8) new employees have begun training at Camden County College since our last report. RESPOND is working with the City of Camden’s Department of Public Works to help combat illegal dumping on and around those scattered vacant lot/sites that are being managed by RESPOND. NSP2 signage, debris clearance, and fencing are installed. A partnership with a local business, Camden Tool and Dye Company, is now formed. RESPOND was hired by the business to install fencing around their property that is directly adjacent to a NSP2 maintained lot. Section 3 Compliance – The CRA continues to implement the organization’s Section 3 Policy and Procedures in addition to the Federal Section 3 Guidelines. CRA continues to meet with project developers to strongly encourage Section 3 compliance with local hiring, training, and local sourcing.

CRA’s vacant land stabilization and greening efforts are exceeding the Section 3 hiring requirements in Census Tracts 6003, 6007 and 6008. Our greening partners are utilizing local Section 3 qualified residents to clean, green and maintain problem properties as identified by area residents. Of particular focus are vacant lots in and about areas in which NSP 2-funded redevelopment is taking place. Early outcomes of these efforts include transformation of land use from eyesores and illegal havens into places of beauty and community pride, all the while contributing to the city’s local economy. Lot designs, planned for spring installation, include both flowers and above ground gardens, and walking paths.

Meadows at Pyne Poynt, a 40-Unit tax credit rental project in Census Tract 6008, completed construction. The developer, a joint venture of a for-profit and non-profit, utilized locally based businesses, as needed during the 8 month construction period and made efforts throughout the construction to hire Section 3 residents, as needed. The developer is actively marketing for tax credit income qualified renters.

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 is working with the website design firm. CRA is targeting the end of the second quarter to go live with a new website.

NSP 2 Construction Lending Activity – 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 b) 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 (\$116,764.01). Cramer Hill CDC is working toward a construction and financing closing for the Berkley Street Town Home project (\$115,147.00 will be advanced for preconstruction purposes).

CRA and its housing development partners closed on the construction and other financing for 3 redevelopment projects. They include Census Tract 6003 (Coopers Hill Town Homes Project), and in Census Tracts 6007 and 6008 (Tres Esquinas project and LSM Rental Housing project).

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	\$181,034.45	\$1,192,689.00	\$701,121.66
D100, Demolition	\$611.04	\$310,000.00	\$611.04
FM100, Financial Mechanisms	\$0.00	\$350,000.00	\$0.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00



LB100, Land Banking	\$409,312.71	\$2,370,000.00	\$521,520.91
Reh100, Purchase & rehab residential properties that have been	\$2,048,047.08	\$7,629,198.00	\$4,995,924.36



Activities

Grantee Activity Number: A101

Activity Title: CRA Administration

Activity Category:

Administration

Project Number:

A100

Projected Start Date:

02/12/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jan 1 thru Mar 31, 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	\$181,084.45	\$701,171.66
Program Funds Drawdown	\$181,034.45	\$701,121.66
Program Income Drawdown	\$50.00	\$50.00
Program Income Received	\$10,855.80	\$10,855.80
Total Funds Expended	\$164,031.42	\$780,494.37
Camden Redevelopment Agency	\$164,031.42	\$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:

Reporting Requirements

Submitted 4th Qtr. 2012 Federal Reporting.gov Report

Submitted 4th Qtr. 2012 DRGR Quarterly Report

Finance - NSP2 funds &ndash 43 draw downs totaling of \$6,111,119.96. During the reporting period, CRA achieved the 50% spend down milestone established for the NSP 2 program.



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

	Jan 1 thru Mar 31, 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

Project Number:

D100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Camden

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$335,100.00
Total Budget	\$0.00	\$335,100.00
Total Obligated	\$0.00	\$310,000.00
Total Funds Drawdown	\$611.04	\$611.04
Program Funds Drawdown	\$611.04	\$611.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$611.04	\$611.04
Camden Redevelopment Agency	\$611.04	\$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:

D101 - Demolition Activity - Property identification completed 10/05/2011. Sixteen properties were declared blighted by the City's Bureau of Code Enforcement by notice dated 10/25/2011. CRA appeared before the City Historic Preservation Council 11/17/2011. CRA received SHPO approval effective 01/05/ 2012. Bid opening 01/25/2012 and contract awarded in 02/01/2012 (\$310,000 in demolition activity) and a Notice to Proceed issued. CRA expects that demolition activity for all 16 structures, though scattered sites, will be completed within a (60) day timeframe.

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	Jan 1 thru Mar 31, 2012	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
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
Total

Cumulative Actual Total / Expected
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

Activity Status:

Under Way

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

	Jan 1 thru Mar 31, 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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total Budget	\$0.00	\$800,000.00
Total Obligated	\$800,000.00	\$800,000.00
Total Funds Drawdown	\$219,176.94	\$219,176.94
Program Funds Drawdown	\$219,176.94	\$219,176.94
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$219,176.94	\$219,176.94
Camden Redevelopment Agency	\$219,176.94	\$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-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:

Project Name/Title: LB101 &ndash Acquisition Land Bank Property - CRA acquired title to 21 properties for land bank purposes from the City of Camden during the report period. The properties are located in the Lanning Square neighborhood of Census Tract 6003. CRA is in title, and settlement was held in February 2012 for \$193, 884.00. CRA purchased these properties with NSP 2 funds. The properties are located in a strategic neighborhood where several redevelopment activities are underway, including the opening of a new medical school.



In 2007, the City acquired title to certain property that was connected to a failed housing development. The former Lanning Square West development (consisting of 21 sites) was vacant and foreclosed upon by the State's Housing Finance Agency and Sun Bank.

In 2010, the City adopted Ordinance MC-4581 authorizing an agreement of sale with the CRA for the purchase of the Properties for \$193,884.00.

Acquisition and maintenance of these 21 vacant, blighted, and foreclosed upon properties in Lanning Square is an eligible NSP 2 land bank activity. For NSP2 acquisition of property in the Lanning Square neighborhood, a Part 50 environmental review and clearance process is completed.

Of the 21 properties, 20 are improved with structures in a row house style configuration. For several years, these vacant underutilized properties have been an eyesore and have had a blighting influence on the neighborhood.

An independent 3rd party appraisal to determine the FMV was sought by CRA. CRA procured for appraisal services. In the appraisal report, the market value of the properties in an "As Is" condition (as of January 20, 2012) is considered to be \$561,000. In the context of the appraisal of the property's market value, the City of Camden's selling price is well below the minimum discount requirement as established for NSP 2 acquisitions.

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	Jan 1 thru Mar 31, 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	\$88,313.41	\$200,521.61
Program Funds Drawdown	\$88,313.41	\$200,521.61
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$88,313.41	\$200,521.61
Camden Redevelopment Agency	\$88,313.41	\$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 requests for funds were submitted between January 1 and March 31, 2012 in the total amount of \$75,370.66. The next application is to be submitted before April 11, 2012.

Development Timetable - Elite Landscaping did not work due to weather conditions in January and February. In March Elite started staking trees* and mowing. SGI staff worked throughout the quarter. *Tree staking was necessary because vandals were starting to pull trees up from the ground. The staking should help to secure the tree.

Development Construction Updates & Landscape Construction - Elite Landscaping planted trees and installed additional fencing on various lots.

Schedule	Work Product
February/ March	Fence Installation
February/ March	Tree Planting/Staking

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 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.

Description of the construction activities started or completed during this period. - Greater Camden Partnership staff noted that the demolition project began for 16 NSP2 structures. Staff plans to update the current work plan to reflect the structures as lot maintenance.

Section 3 Compliance - CRA's vacant land stabilization and greening efforts are exceeding the Section 3 hiring requirements in Census Tracts 6003, 6007 and 6008. Our greening partners are utilizing local Section 3 qualified residents to clean, green and maintain problem properties as identified by area residents. Of particular focus are vacant lots in and about areas in which NSP 2-funded redevelopment is taking place. Early outcomes of these efforts include transformation of land use from eyesores and illegal havens into places of beauty and community pride, all the while contributing to the city's local economy. Lot designs, planned for spring installation, include both flowers and above ground gardens, and walking.

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

	Jan 1 thru Mar 31, 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	\$98,822.36	\$98,822.36
Program Funds Drawdown	\$98,822.36	\$98,822.36
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$98,822.36	\$98,822.36
Camden Redevelopment Agency	\$98,822.36	\$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:

LB 103 - North Camden Clean & Green Vacant Land Stabilization Program(a Section 3 Training Initiative) RESPOND, Inc. 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 9thStreets and Main Street to Vine Street to 2nd to 3rdStreets. 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. Participants have the 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). Vacant Land Management Program- Section 3 Training Program - Respond, Inc. has currently, engaged 8 new employees for training at Camden County College during the quarter. RESPOND is working with the City of Camden's Department of Public Works to help combat illegal dumping on and around those scattered vacant lot/sites that are being managed by RESPOND. NSP2 signage, debris clearance, and fencing are installed. A new partnership was formed with a local business, Camden Tool and Dye Company. RESPOND was hired by the business to install fencing around their property that is directly



adjacent to a NSP2 maintained lot.

Section 3 Compliance - CRA's vacant land stabilization and greening efforts are exceeding the Section 3 hiring requirements in Census Tracts 6003, 6007 and 6008. Our greening partners are utilizing local Section 3 qualified residents to clean, green and maintain problem properties as identified by area residents. Of particular focus are vacant lots in and about areas in which NSP 2-funded redevelopment is taking place. Early outcomes of these efforts include transformation of land use from eyesores and illegal havens into places of beauty and community pride, all the while contributing to the city's local economy. Lot designs, planned for spring installation, include both flowers and above ground gardens, and walking

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

Project Number:

LB100

Projected Start Date:

02/12/2010

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$144,900.00
Total Budget	\$0.00	\$144,900.00
Total Obligated	\$0.00	\$970,000.00
Total Funds Drawdown	\$3,000.00	\$3,000.00
Program Funds Drawdown	\$3,000.00	\$3,000.00
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:

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 is working with the website design firm. CRA is targeting the end of the second quarter to go live with a new website.

Status of Activity: New Web host procured, redesign underway, and software identified. RAMP/CRA property inventory database completed for integration in to the new website by end of second quarter.



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	Jan 1 thru Mar 31, 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:

Five properties will be disposed of to the Cramer Hill CDC for a housing redevelopment project that will be located in Census Tract 6003. The redevelopment project is the new construction of 4- town house units in Cooper Plaza (Census Tract 6003). The NP developer is working closely with CRA on a development timetable and sources of financing for the Berkley Street project. CRA expects that the Berkley Street project will close during the 2nd quarter of 2012. Activity is referenced in DRGR as REH 103 and 104.

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$182,500.00
Total Budget	\$0.00	\$182,500.00
Total Obligated	\$0.00	\$217,500.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$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 Camden Lutheran Housing, Inc (CHLI) closed on all project financing in February 2012. Project closing costs drawn from NSP2 amounted to \$216,692. Project consists of 10-units, which will be sold to households up to 50% of the areas median income. Construction also started in February 2012. CLHI did resolve engineering issues between its civil engineer and the municipal engineer. CLHI entered into a construction contract for the first six (6) units. A Notice to Proceed was issued during the reporting period and production of foundation walls began. Partial Building Permits were issued. Construction Site sign marketing of for sale units continues.

Accomplishments Performance Measures

This Report Period Total	Cumulative Actual Total / Expected Total
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# 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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$0.00	\$217,500.00
Total Funds Drawdown	\$216,692.31	\$216,692.31
Program Funds Drawdown	\$216,692.31	\$216,692.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$216,692.31	\$216,692.31
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$216,692.31	\$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 Camden Lutheran Housing, Inc (CHLI)closed on all project financing in February 2012. Project closing costs drawn from NSP2 amounted to \$216,692. Project consists of 10-units, which will be sold to households up to 50% of the areas median income. Construction also started in February 2012. CLHI did resolve engineering issues between its civil engineer and the municipal engineer. CLHI entered into a construction contract for the first six (6) units. A Notice to Proceed was issued during the reporting period and production of foundation walls began. Partial Building Permits were issued. Construction Site sign marketing of for sale units continues.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$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 Town Homes project - Cramer Hill CDC, a non-profit developer, continues to work toward a construction and financing closing for the Berkley Street Town Home project (\$115,147.00 will be advanced for preconstruction purposes). A financing closing is targeted not later than the end of 3rd quarter 2012.

- The project consists of the new construction of 4- town house units in Cooper Plaza (Census Tract 6003). Worked with CRA for development timetable and sources of financing for the project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Loan approved in October 2011. NSP 2 loan is used to cover soft costs and other predevelopment work on the project; including engagement of the development team, preparation of construction drawings, and site and subdivisions plans for City of Camden Planning board applications.
- RFP and selected architectural and engineering firm, who are engaged in preparing construction drawings. Bid for general contractor went out; and negotiations have begun with general contractor.
- Approvals obtained from the Local Historic Commission and Planning Board.
- Updated and finalized the development budget. Total development costs \$1.4MM. NSP2 and City of Camden HOME will



be the sources of development subsidy for the project.

- NP is in discussion with The Reinvestment Fund, regarding its CLI construction loan product.
- Working toward a construction and financing closing during 2ndquarter 2012.

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

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:

Cramer Hill Community Hill Development Corp

Overall

	Jan 1 thru Mar 31, 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	\$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	\$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 Town Homes - Cramer Hill CDC, a non-profit developer, continues to work toward a construction and financing closing for the Berkley Street Town Home project (\$115,147.00 will be advanced for preconstruction purposes). A financing closing is targeted not later than the end of 3rd quarter 2012.

- The project consists of the new construction of 4- town house units in Cooper Plaza (Census Tract 6003). Worked with CRA for development timetable and sources of financing for the project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Loan approved in October 2011. NSP 2 loan is used to cover soft costs and other predevelopment work on the project; including engagement of the development team, preparation of construction drawings, and site and subdivisions plans for City of Camden Planning board applications.
- RFP and selected architectural and engineering firm, who are engaged in preparing construction drawings. Bid for general contractor went out; and negotiations have begun with general contractor.
- Approvals obtained from the Local Historic Commission and Planning Board.
- Updated and finalized the development budget. Total development costs \$1.4MM. NSP2 and City of Camden HOME will



be the sources of development subsidy for the project.

- NP is in discussion with The Reinvestment Fund, regarding its CLI construction loan product.
- Working toward a construction and financing closing during 2nd quarter 2012.

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$391,283.00
Total Budget	\$170,283.00	\$391,283.00
Total Obligated	\$170,283.00	\$391,283.00
Total Funds Drawdown	\$323,674.63	\$323,674.63
Program Funds Drawdown	\$285,469.32	\$285,469.32
Program Income Drawdown	\$38,205.31	\$38,205.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$306,293.32	\$306,293.32
Camden Redevelopment Agency	\$306,293.32	\$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 &ndash LSMNJ closed on its financing with CRA and the City under its HOME program on Jan 19,2012. The project is the new construction of 2 modular, rental units in Census Tract 6007 and demolition of 2 structures and maintenance and greening of two vacant lots in Census Tract 6008. A total of \$300,756.82 was drawn down from NSP2 as a source of funds - at the time of closing.

The LSMNJ project, involves the demolition of four vacant blighted structures located at 709 N. 10thStreet, 320 York Street, 318 York Street, and 338 Byron Street.

Properties located at 318 & 320 York Street are being developed as rental units. There are economies of scale in the development of the two units. LSMNJ four years ago acquired property from a failed land trust and renovated 89-scattered site town house style units for occupancy by families earning less than 50% of the area&rsquo median income. LSMNJ is active in North Camden and manages these 89-tax credit units.

The newly constructed York Street project consists of two new, modular, two-story units with 3-BRs and 1.5 baths. Other planned amenities include low-E windows, central air conditioning, a host of energy efficient appliances and solar hot water.



Any cost savings will be applied to upgrades for the project. Total development costs for this project \$682,728 of which NSP 2 is funding \$426,283 and the City of Camden \$256,445. A financing closing was held in January 2012, and to date, foundations and the modular buildings have been set, and 90% of the project is complete. The project is scheduled to be substantially complete on April 15, 2012.

The 2 other structures are located on sites (709 North 10th and 338 Byron) that are directly adjacent to recently renovated properties owned by LSMNJ (as part of its scattered site tax credit project). These two properties were vacant and causing structural damage to those adjacent properties owned by LSMNJ. LSM demolished these two structures, clearing them of debris and will green and maintain the resulting vacant lots until a future development opportunity arises. LSMNJ will lease units to households up to 60% of the area's median income.

Section 3 Activity - LSMNJ during construction is hosting 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.

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	Jan 1 thru Mar 31, 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-Coopers Hill Phase 1A - The project closed on its construction and other financing with the NJHMFA and CRA on January 26, 2012. Project is the new construction (24-units) and rehab (6) units in Census Tract 6003. Construction of the first phase of 10 housing units began in the 1st QTR of 2012. 3 units were placed under agreements of sale during the 1st QTR.

TDC: \$8,791,392; scattered site rehab (6-Units) and (24) new construction town house style units. NSP 2 loan \$1.6 MM in development subsidy.

Total Development Costs/Uses: \$ 8,791,392.00

Construction Financing Sources:

NJHMFA/CLI \$ 4,663,083.00

CHOICE Subsidy -90% \$ 1,800,000.00

NSP 2 &ndash 90% \$ 1,449,170.00

Total \$ 7,912,253.00



Permanent Financing:
 Sales Proceeds \$ 5,181,203.00
 CHOICE Subsidy -100% \$ 2,000,000.00
 NSP 2 \$ 1,610,189.00
 Total \$ 8,791,392.00

- Project Closing Costs: NJHMFA, Collaborative Lending Initiative (CLI), and CRA agreed that NSP 2 funds were to be advanced prior to the release of NJHFA/Collaborative construction funds. At the time of closing, CRA released \$614,171.96.
 - Activity to advance construction work. Under a License Agreement prior to construction and financing closing, M&M cleared and stabilized 5 structures that are to be rehabbed; including selective demolition, installation of roofs, and windows.
 - Work proceeded on sites for new construction, including completion of sewer televising and geotechnical and other studies; site clearance and grading, and securing appropriate permits.
- Other Considerations:

1. Construction Lender Requirements (Project Phasing) - First Phase &ndash 10 Units; Second Phase &ndash 14 Units; Third Phase &ndash 6 Units For Sale to First-time Homebuyers
2. 24 up to 120% of AMI; and 6 up to 80%
3. Price Points: Range from \$95,000 to \$219,100.
4. Pre-sales and marketing efforts were started in September 2011, and are continuing.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/60
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors) replaced	0	0/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh107

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall

	Jan 1 thru Mar 31, 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	\$844,000.96	\$844,000.96
Program Funds Drawdown	\$844,000.96	\$844,000.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$844,000.96	\$844,000.96
Camden Redevelopment Agency	\$844,000.96	\$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-Coopers Hill Phase 1A - The project closed on its construction and other financing with the NJHMFA and CRA on January 26, 2012. Project is the new construction (24-units) and rehab (6) units in Census Tract 6003. Construction of the first phase of 10 housing units began in the 1st QTR of 2012. 3 units also were placed under agreements of sale during the 1st QTR.

TDC: \$8,791,392; scattered site rehab (6-Units) and (24) new construction town house style units. NSP 2 loan \$1.6 MM in development subsidy.

Total Development Costs/Uses: \$ 8,791,392.00

Construction Financing Sources:

NJHMFA/CLI	\$ 4,663,083.00
CHOICE Subsidy -90%	\$ 1,800,000.00
NSP 2 &ndash 90%	\$ 1,449,170.00
Total	\$ 7,912,253.00



Permanent Financing:
 Sales Proceeds \$ 5,181,203.00
 CHOICE Subsidy -100% \$ 2,000,000.00
 NSP 2 \$ 1,610,189.00
 Total \$ 8,791,392.00

- Project Closing Costs: NJHMFA, Collaborative Lending Initiative (CLI), and CRA agreed that NSP 2 funds were to be advanced prior to the release of NJHFA/Collaborative construction funds. At the time of closing, CRA released \$614,171.96.
 - Activity to advance construction work. Under a License Agreement prior to construction and financing closing, M&M cleared and stabilized 5 structures that are to be rehabbed; including selective demolition, installation of roofs, and windows.
 - Work proceeded on sites for new construction, including completion of sewer televising and geotechnical and other studies; site clearance and grading, and securing appropriate permits.
- Other Considerations:

1. Construction Lender Requirements (Project Phasing) - First Phase &ndash 10 Units; Second Phase &ndash 14 Units; Third Phase &ndash 6 Units For Sale to First-time Homebuyers
2. 24 up to 120% of AMI; and 6 up to 80%
3. Price Points: Range from \$95,000 to \$219,100.
4. Pre-sales and marketing efforts were started in September 2011, and are continuing.

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

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$98,978.90
Total Budget	(\$300,000.00)	\$98,978.90
Total Obligated	(\$300,000.00)	\$125,000.00
Total Funds Drawdown	\$0.00	\$49,005.00
Program Funds Drawdown	\$0.00	\$49,005.00
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 - State Historic Office Review and Consultation- As set forth in the environmental review clearance, 431 & 439 Chambers Avenue, 607 Berkley Street and 626 Benson Street were to be submitted to the local and state offices at the completion of construction drawings for the rehab. SJCS submitted their plans for these units, and SJCS has received Certificates of Appropriateness from the Historic Preservation Commission. Section 106 Review has been requested from the Historic Preservation Office of the State of NJ.

• One unit 713 Berkley was completed and sold in March 2012. Three additional sales agreements have been signed. Rehab of units is advanced as sales agreements are signed.

Marketing Efforts for Camden Rehab 2 and NSP2-funded Developments .

- 25 Community Outreach Presentations
- 2 Radio Commercials (English and Spanish Stations)
- Penn Queen Diner Placemat advertisement
- Flyers placed local neighborhood business



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		0/8
# 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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$381,021.10
Total Budget	\$300,000.00	\$381,021.10
Total Obligated	\$300,000.00	\$495,000.00
Total Funds Drawdown	\$295,385.00	\$311,720.00
Program Funds Drawdown	\$225,532.30	\$241,867.30
Program Income Drawdown	\$69,852.70	\$69,852.70
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$111,315.00	\$168,015.00
Camden Redevelopment Agency	\$111,315.00	\$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 - State Historic Office Review and Consultation- As set forth in the environmental review clearance, 431 & 439 Chambers Avenue, 607 Berkley Street and 626 Benson Street were to be submitted to the local and state offices at the completion of construction drawings for the rehab. SJCS submitted their plans for these units, and SJCS has received Certificates of Appropriateness from the Historic Preservation Commission. Section 106 Review has been requested from the Historic Preservation Office of the State of NJ.

• One unit 713 Berkley was completed and sold in March 2012. Three additional sales agreements have been signed. Rehab of units is advanced as sales agreements are signed.

Marketing Efforts for Camden Rehab 2 and NSP2-funded Developments .

- 25 Community Outreach Presentations
- 2 Radio Commercials (English and Spanish Stations)
- Penn Queen Diner Placemat advertisement
- Flyers placed local neighborhood business



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/3	0/0	1/3	100.00
# Owner Households	1	0	1	1/3	0/0	1/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
713 Berkley Street	Camden		New Jersey	08103-	Match / 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: 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

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

Jan 1 thru Mar 31, 2012

N/A

\$0.00

\$0.00

\$300,000.00

\$300,000.00

\$0.00

\$0.00

\$300,000.00

\$300,000.00

\$11,000,000.00

To Date

\$3,000,000.00

\$3,000,000.00

\$3,000,000.00

\$2,980,665.00

\$2,980,665.00

\$0.00

\$0.00

\$2,980,665.00

\$2,980,665.00

\$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 Rental Project-Meadows @ Pyne Poynt &ndash this development received a Certificate of Occupancy on Dec. 21, 2011, and thus no major construction activities were started or completed during the first quarter 2012. Pursuant to its loan agreements and submission of project close-out documents, CRA released the contractor's retainage in the amount of \$300,000 in January 2012.

Marketing and Lease up- recently the only advertising for units by the developer have been an on-going ad on www.forrent.com and occasional craigslist ads. Traffic has been steady so we haven't needed to do much else. A grand opening was held in the first quarter. A story on local Channel 6 news and in the local Courier Post, regarding the Grand Opening, drew a lot of attention to the property and lease-up opportunities. Currently there are 28 units occupied, 6 approved with future move-in dates, and another 11 in various stages of processing. We anticipate the development being leased by mid-May.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	40	40/40
#Low flow showerheads	40	40/40
#Units with bus/rail access	40	40/40
#Units exceeding Energy Star	40	40/40
#Sites re-used	4	4/1
#Units \geq other green	40	40/40
# ELI Households (0-30% AMI)	10	10/0

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

Beneficiaries Performance Measures

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

Jan 1 thru Mar 31, 2012

N/A

To Date

\$979,915.00

Total Budget

(\$170,283.00)

\$979,915.00

Total Obligated

(\$170,283.00)

\$1,109,915.00

Total Funds Drawdown

\$139,308.17

\$341,180.45

Program Funds Drawdown

\$138,858.17

\$340,730.45

Program Income Drawdown

\$450.00

\$450.00

Program Income Received

\$97,702.21

\$97,702.21

Total Funds Expended

\$218,159.40

\$420,031.68

Camden Redevelopment Agency

\$218,159.40

\$420,031.68

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:

NSP 2 Construction Lending Activity – 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 b) 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 (\$116,764.01). Cramer Hill CDC is working toward a construction and financing closing for the Berkley Street Town Home project (\$115,147.00 will be advanced for preconstruction purposes).

Other Loans: \$3,000,000 structured as a loan to the Meadows tax credit project. Repayment of this loan will not occur for 15-



years 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 its units.

Other Activities: Program Delivery and Administration funds are being released to CRA's non-profit development partners. The Reinvestment Fund is continuing its evaluation of the impact of NSP2 investments all of the CRA's NSP 2 target areas. Thus far, we have had (4) presentations of market conditions, and CRA is providing TRF with additional data that is capable of measurement, namely, code enforcement, permitting, and crime data.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected 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

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

	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$108,000.00
Total Budget	\$0.00	\$108,000.00
Total Obligated	\$108,000.00	\$108,000.00
Total Funds Drawdown	\$37,494.02	\$37,494.02
Program Funds Drawdown	\$37,494.02	\$37,494.02
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$24,349.28	\$24,349.28
Camden Redevelopment Agency	\$24,349.28	\$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 NP are HUD certified. SJCS is a NeighborWorks affiliate. SJCS Housing Counseling Activity: Housing Counseling for NSP 2 - Hiring of new staff &ndash a new homeownership counselor and outreach specialist, hired in October/November 2011, continues to complement existing counseling staff. SJCS also hired a community outreach and marketing specialist.

- Housing Counseling &ndash 47 people started housing counseling.
- Marketing &ndash A marketing plan for NSP 2 housing counseling classes is implemented as well as collateral material (print and website) for the Plan.
- Meetings continue with CRA for the housing counseling and marketing plans.
- Participated in a forum by the CRA/HACC with area appraisers, realtors, bankers, underwriters, and housing counselors to promote the NSP 2 program.

Program Description: SJCS redesigned its counseling activity to accommodate the NSP 2 program and timetable. The program includes the collection and review of an individual's income, taxes, debts, a credit report and other pertinent information. The counselor then designs a plan for the client which will overcome obstacles in the path towards a home



purchase. Counseling includes the client's management of their money, steps towards the purchase of a house, preparation for settlement which includes the handling of closing costs, and the explanation of pertinent real estate terms. The client's personal information and the steps to correct problems are kept in the client's confidential file for the counselor to refer to in further counseling sessions with the client.

Workshops are offered weekly at no charge to all those interested, and they (at least 8 hours) are a requirement for those clients who purchase an NSP2 house. There are two series of 6 sessions each, 12 sessions total; each session lasts 90 min. Basics of Money Management provides clients with basic financial literacy education (budgeting and credit management); and Homebuyer Education offers specific information for purchasing a home (sales contract, mortgage, insurance, settlement) and maintaining it. Mortgage ready NSP2 buyers can attend a special one or two day homebuyer education sessions for eight hours. SJCS incorporated an (8) hour online component to allow participants greater flexibility.

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	

