

**Grantee: Camden Redevelopment Agency**

**Grant: B-09-CN-NJ-0008**

**July 1, 2012 thru September 30, 2012 Performance Report**

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**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](http://www.camdenredevelopment.com) or by contacting Olivette Simpson, Director of Housing via email at [olsimpso@ci.camden.nj.us](mailto:olsimpso@ci.camden.nj.us) or phone at (856) 757-7600.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$11,926,887.00
<b>Total Budget</b>	\$0.00	\$11,926,887.00
<b>Total Obligated</b>	\$105,000.00	\$11,641,887.00
<b>Total Funds Drawdown</b>	\$850,492.27	\$8,374,216.85
<b>Program Funds Drawdown</b>	\$711,337.45	\$8,117,298.02
<b>Program Income Drawdown</b>	\$139,154.82	\$256,918.83
<b>Program Income Received</b>	\$139,154.82	\$256,918.83
<b>Total Funds Expended</b>	\$0.00	\$6,311,678.87
<b>Match Contributed</b>	\$0.00	\$36,940,496.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$36,940,496.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,789,033.05	\$926,660.71
<b>Limit on State Admin</b>	\$0.00	\$926,660.71

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
<b>Administration</b>	\$1,192,688.70	\$1,192,689.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$2,981,721.75	\$5,042,304.10

## Overall Progress Narrative:



Reporting Requirements - Submitted 2nd Qtr. 2012 Federal Reporting.gov Report; Submitted 2nd Qtr. 2012 DRGR Quarterly Report Finance - NSP2 funds &ndash 64 draw downs totaling of \$8,256,952.84.

CRA during the Quarter began to assess its program design, particularly in light of the NSP 2 100% expenditure requirement fast approaching in February 2013. For example, in REH 112 direct loans and grant activity &ndash CRA approved two additional NSP2 construction loans. CRA approved a bridge loan to M&M Development LLC for the Cooper Plaza Town Homes in an amount up to \$592,126, which is repayable by construction loans from the NJHMFA and CLI at the time M&M achieves certain sales milestones for the project. And, CRA approved a NSP 2 construction and subsidy loan to SJCS for the REO East Camden Project in amount up to \$501,294 of which \$288,000 is repayable. In making the two construction-related loans, CRA will generate a total of \$880,126 in additional Program Income.

Section 3 Activity- CRA&rsquo Construction Mentorship Program is providing employment for 9 graduates of the Housing Authority of the City of Camden&rsquo 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.

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

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&rsquo 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.

CRA and its homeownership development partners are working together with a Marketing Firm in a campaign strategy to sell the NSP 2 units. SJCS and NHS report that qualifying prospective homebuyers is a continuing challenge. SJCS and NHS are working with buyers facing significant credit issues. SJCS and NHS counselors develop action plans to overcome these and other obstacles and closely work with clients to achieve work plan goals.

SJCS Housing Counseling Activity during the 3rd quarter:

Housing Counseling &ndash 23 new individuals completed homebuyer education classes.

Housing Counseling - 137 individuals started individual housing counseling.

NHS continues work with 15 clients for the Tres Esquinas project in North Camden.

Marketing of NSP 2 Units and Outreach &ndash Thus far, SJCS marketing/outreach specialist has held more than 8 presentations in the Camden County area. SJCS worked with CRA to design and distribute payroll inserts for City of Camden employees, reaching 900 individuals.

## 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	\$127,902.34	\$1,192,689.00	\$925,511.88
D100, Demolition	\$2,000.00	\$335,100.00	\$314,711.04
FM100, Financial Mechanisms	\$10,000.00	\$350,000.00	\$30,000.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00



LB100, Land Banking	\$15,419.48	\$1,944,900.00	\$654,264.30
Reh100, Purchase & rehab residential properties that have been	\$556,015.63	\$8,229,198.00	\$6,192,810.80



## Activities

<b>Grantee Activity Number:</b>	<b>A101</b>
<b>Activity Title:</b>	<b>CRA Administration</b>

<b>Activity Category:</b> Administration	<b>Activity Status:</b> Under Way
<b>Project Number:</b> A100	<b>Project Title:</b> Administration
<b>Projected Start Date:</b> 02/12/2010	<b>Projected End Date:</b> 02/12/2013
<b>Benefit Type:</b> N/A	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> N/A	<b>Responsible Organization:</b> Camden Redevelopment Agency

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,092,689.00
<b>Total Budget</b>	\$0.00	\$1,092,689.00
<b>Total Obligated</b>	\$0.00	\$1,092,689.00
<b>Total Funds Drawdown</b>	\$127,902.34	\$926,660.71
<b>Program Funds Drawdown</b>	\$127,902.34	\$925,511.88
<b>Program Income Drawdown</b>	\$0.00	\$1,148.83
<b>Program Income Received</b>	\$13,915.48	\$24,771.28
<b>Total Funds Expended</b>	\$0.00	\$780,494.37
Camden Redevelopment Agency	\$0.00	\$780,494.37
<b>Match Contributed</b>	\$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:

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## 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	Jul 1 thru Sep 30, 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	\$335,100.00
Total Funds Drawdown	\$2,000.00	\$314,711.04
Program Funds Drawdown	\$2,000.00	\$314,711.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$611.04
Match Contributed	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/16
# 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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total Budget</b>	\$0.00	\$350,000.00
<b>Total Obligated</b>	\$0.00	\$350,000.00
<b>Total Funds Drawdown</b>	\$10,000.00	\$30,000.00
<b>Program Funds Drawdown</b>	\$10,000.00	\$30,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$75,000.00
<b>Total Budget</b>	\$0.00	\$75,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
St. Josephs Carpenters Society	\$0.00	\$0.00
<b>Match Contributed</b>	\$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  
Total**

**Cumulative Actual Total / Expected  
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

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**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total Budget</b>	\$0.00	\$400,000.00
<b>Total Obligated</b>	\$0.00	\$400,000.00
<b>Total Funds Drawdown</b>	\$13,285.80	\$268,770.16
<b>Program Funds Drawdown</b>	\$13,285.80	\$268,770.16
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$200,521.61
Camden Redevelopment Agency	\$0.00	\$88,313.41
Greater Camden Partnership	\$0.00	\$112,208.20
<b>Match Contributed</b>	\$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 - Six applications for funds were submitted this quarter in the total amount of \$69,225.85.

Landscape Construction Update - Elite Landscaping has completed work on most lots from Phases 1 and 2. Work included clearing the lots, seeding, 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, Additional Fencing, Replacement Signage, Additional Seeding
Mid-August &ndash; September	Additional plantings of grasses and knockout roses
September &ndash; January	Completion of Phase I lots and all Phase II lots
Ongoing Lot Maintenance	The two CSSD employees assigned specifically to the NSP2 lots continue to visit each lot on a



daily Monday- Friday basis to clear away trash and debris and address graffiti removal. Elite Landscape continues to mow the grass, mulch and maintain plants, trees and bushes.

### 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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total Budget</b>	\$0.00	\$200,000.00
<b>Total Obligated</b>	\$0.00	\$200,000.00
<b>Total Funds Drawdown</b>	\$21,809.84	\$147,933.68
<b>Program Funds Drawdown</b>	\$568.68	\$126,692.52
<b>Program Income Drawdown</b>	\$21,241.16	\$21,241.16
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$98,822.36
Camden Redevelopment Agency	\$0.00	\$98,822.36
<b>Match Contributed</b>	\$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.

Project Funding - Two requests for funds were submitted in the 3rd quarter in the total amount of \$21,809.95. Project Administration - There have been four (4) additions to the workforce of the Clean and Green crew in the 3rd Quarter. The balance in this project account will be spent out by the end of the contract with CRA.

Update on Lot Maintenance - To date, 36 lots have been cleaned and greened. Landscaping, tree plantings, paths, planting beds, and fencing have been installed. Four of the lots adjacent to the Clean and Green lots have been listed by the City of Camden as Adopt-a-lots by neighbors. Area-wide clean ups have influenced the City of Camden to demolish several vacant and abandoned properties. And in so doing, removed these deteriorated structures as attractive nuisances for inquisitive area children.

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 the contract, 18 participants will have received certificates from Camden County College.

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.

New Jobs Created: The graduation and conferring of Certificates for the crew members who have been enrolled in the landscaping program will be held in October 2012. RESPOND and its graduates are exploring possibilities for employment, utilizing the skills that they have learned as members of the Clean and Green crew. Note that several crew members have secured week-end/evening employment in the field.

Local Success: RESPOND, under the Program, is providing two area businesses with landscaping services, Camden Lutheran Housing, Inc. and Camden Tool and Dye.

## 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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$144,900.00
<b>Total Budget</b>	(\$800,000.00)	\$144,900.00
<b>Total Obligated</b>	(\$800,000.00)	\$144,900.00
<b>Total Funds Drawdown</b>	\$1,565.00	\$39,624.68
<b>Program Funds Drawdown</b>	\$1,565.00	\$39,624.68
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,000.00
Camden Redevelopment Agency	\$0.00	\$3,000.00
<b>Match Contributed</b>	\$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.

During the quarter, CRA amended its contract with the web design firm for a new hosting server location and the integration of Google Maps into CRA's property inventory database (to show a single map for each property location and a pin at the spot of the property designating its location). 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	

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**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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$200,000.00
<b>Total Budget</b>	\$200,000.00	\$200,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$23,098.50	\$23,098.50
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 6014 formerly 6003) &ndash CRA acquired 21 properties in the Lanning Square neighborhood in the first quarter of 2012. In this quarter, CRA began to look at the feasibility, perhaps, selective demolition of several structures, and a structural evaluation of the remaining attached row house style properties. The difficulty is that vacant CRA-owned properties are adjacent to occupied structures in the existing row house configuration of the project. In the interim, the entire site has been maintained, fenced, and patrolled by Greater Camden Partnership in the same manner that they are managing the other properties in the land bank.

Selective Demolition in Lanning Square - In July 2012, 8 of the 21 structures were declared unsafe by the City of Camden Construction Code Official, who issued such notices to the CRA. CRA made its own inspections, and determined selective demolition of these vacant structures was in order. Also, in July 2012, CRA made application to the State's Historic Preservation Office for a no adverse affect determination under Section 106 regulations, so that the demolition activity could proceed. SHPO issued the Section 106 determination in August 2012. CRA procured for demolition services via an Invitation for Bids process, and awarded and entered into a demolition contract in the amount of \$73,920 in September 2012, thereafter, issued the contractor a notice to proceed. Land bank demolition activity will be completed by November 2012.



## 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

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	

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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$182,500.00
<b>Total Budget</b>	\$0.00	\$182,500.00
<b>Total Obligated</b>	\$0.00	\$182,500.00
<b>Total Funds Drawdown</b>	\$1,924.14	\$182,499.99
<b>Program Funds Drawdown</b>	\$0.00	\$180,575.85
<b>Program Income Drawdown</b>	\$1,924.14	\$1,924.14
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 July 1, 2012 and September 30, 2012 Arline Construction Services, LLC, the general contractor, has continued construction of the first 6 of 10 units. At the end of the quarter, the project is about 80% complete. Work progresses on schedule for completion in November 2012.

Construction Progress First 6 Units - During the period, all units were framed; windows & exterior doors installed; brickwork was completed; exterior trim was installed; roofing was installed; rough plumbing, electrical and fire suppression systems were installed; sheetrock was installed and finished, interior doors and trim was installed; all interior walls and ceilings were painted; exterior stucco walls are complete. Ceramic tile floors are underway, about 25% complete.

Second Phase of 4 Units - In the same period, CLHI executed a construction contract for the remaining 4 units with a start date based on construction loan conditions for the first 6 homes. Arline Construction Services, LLC submitted the lowest bid at \$698,000.00, competing against 3 other respondents.

Marketing of units continues with site signage, internet advertising, word-of-mouth and housing counseling agency referrals



from NHS. Several prospective buyers are or have completed homebuyer education and counseling with NHS.

### 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

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**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$217,500.00
<b>Total Budget</b>	(\$103,750.00)	\$217,500.00
<b>Total Obligated</b>	\$0.00	\$217,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$217,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$217,500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$216,692.31
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$216,692.31
<b>Match Contributed</b>	\$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 July 1, 2012 and September 30, 2012 Arline Construction Services, LLC, the general contractor, has continued construction of the first 6 of 10 units. At the end of the quarter, the project is about 80% complete. Work progresses on schedule for completion in November 2012.

Construction Progress First 6 Units - During the period, all units were framed; windows & exterior doors installed; brickwork was completed; exterior trim was installed; roofing was installed; rough plumbing, electrical and fire suppression systems were installed; sheetrock was installed and finished, interior doors and trim was installed; all interior walls and ceilings were painted; exterior stucco walls are complete. Ceramic tile floors are underway, about 25% complete.

Second Phase of 4 Units - In the same period, CLHI executed a construction contract for the remaining 4 units with a start date based on construction loan conditions for the first 6 homes. Arline Construction Services, LLC submitted the lowest bid at \$698,000.00, competing against 3 other respondents.

Marketing of units continues with site signage, internet advertising, word-of-mouth and housing counseling agency referrals



from NHS. Several prospective buyers are or have completed homebuyer education and counseling with NHS.

### 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

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**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$250,000.00
<b>Total Budget</b>	\$0.00	\$250,000.00
<b>Total Obligated</b>	\$201,250.00	\$250,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
<b>Match Contributed</b>	\$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-Cramer Hill CDC-Cooper Plaza Townhomes @ Berkley Street - 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 in August 2, 2012, and a Notice to Proceed issued.

Type: New Construction, Contiguous Sites

Program: Fee Simple, Townhomes - 4 New Construction Units

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

The Berkley Street project consists of the new construction of 4- town house units in Cooper Plaza (Census Tract 6014 formerly 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 issued its Notice to Proceed as of August 2012, and will monitor closely monitor construction progress. Construction completion and issuance of Certificates of Occupancy targeted for December 2012.

Construction Progress &ndash At the end of the quarter, the foundations, basement walls and slabs have been constructed.



Trusses and panels are in their final review and will be delivered to the site the second week of October 2012.  
 Marketing of units & Efforts currently focused on website and housing fairs. Cramer Hill CDC is also part of a larger marketing campaign blitz for Cooper Plaza (Census Tract 6014 formerly 5003).  
 Sales: None of our units are under contract as of today.

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## 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

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**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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$850,000.00
<b>Total Budget</b>	\$703,750.00	\$850,000.00
<b>Total Obligated</b>	\$703,750.00	\$850,000.00
<b>Total Funds Drawdown</b>	\$255,175.08	\$288,158.47
<b>Program Funds Drawdown</b>	\$255,175.08	\$288,158.47
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
<b>Match Contributed</b>	\$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-Cramer Hill CDC-Cooper Plaza Townhomes @ Berkley Street - 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 in August 2, 2012, and a Notice to Proceed issued.

Type: New Construction, Contiguous Sites

Program: Fee Simple, Townhomes - 4 New Construction Units

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

The Berkley Street project consists of the new construction of 4- town house units in Cooper Plaza (Census Tract 6014 formerly 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 issued its Notice to Proceed as of August 2012, and will monitor closely monitor construction progress. Construction completion and issuance of Certificates of Occupancy targeted for December 2012.

Construction Progress &ndash At the end of the quarter, the foundations, basement walls and slabs have been constructed.



Trusses and panels are in their final review and will be delivered to the site the second week of October 2012.  
 Marketing of units & Efforts currently focused on website and housing fairs. Cramer Hill CDC is also part of a larger marketing campaign blitz for Cooper Plaza (Census Tract 6014 formerly 5003).  
 Sales: None of our units are under contract as of today.

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## 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

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**Grantee Activity Number:** Reh105

**Activity Title:** LSM-North Camden

**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 - LH - 25% Set-Aside

**Responsible Organization:**

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$391,283.00
<b>Total Budget</b>	\$0.00	\$391,283.00
<b>Total Obligated</b>	\$0.00	\$391,283.00
<b>Total Funds Drawdown</b>	\$29,644.50	\$353,319.13
<b>Program Funds Drawdown</b>	\$29,644.50	\$315,113.82
<b>Program Income Drawdown</b>	\$0.00	\$38,205.31
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$306,293.32
Camden Redevelopment Agency	\$0.00	\$306,293.32
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 Project completed and CO received as of June 1, 2012. Of the 2 rental units, one is occupied and the other rental units are expected to be occupied by year's end. The project will be closed out by end of October 2012.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	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 $\zeta$ 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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$270,000.00
<b>Total Budget</b>	\$0.00	\$270,000.00
<b>Total Obligated</b>	\$0.00	\$270,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 - M&M Development LLC is the For-Profit developer of the Cooper Town Homes Project located in Census Tract 6014 (formerly Census Tract 6003). The project consists of the rehabilitation of 6 townhomes and the new construction of 24 in the Cooper Plaza neighborhood.

1. Project Phasing: First Phase &ndash 10 Units; Second Phase &ndash 14 Units; Third Phase
2. Sales to First-time Homebuyers &ndash 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.

Construction of first phase of 10- units is underway. At the end of quarter, 60% of construction of completion. December 2012 is targeted for construction completion of the First Phase of 10-Units. CRA approved a bridge loan to M&M Development LLC for Phase 2 of the the Cooper Plaza Town Homes project. A NSP 2 bridge loan in an amount up to \$592,126.00 will assist with construction costs on up to 12 of the 14 townhouse units in Phase 2 of the Project. Construction activity financed by the bridge loan will include installing infrastructure, below ground utilities, and site improvements on lots designated for new



construction. This will effectively save the developer 6 months by advancing construction activity at the site. Marketing and Sales Effort, includes Cooper Hospital Housing Fair, distribution of Flyers-Housing Region, Comcast Internet and TV advertising, local Local News Papers, and Web Advertisement. Contracts of Sale &dash 7 signed contracts.

## 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

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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,350,000.00
<b>Total Budget</b>	\$0.00	\$1,350,000.00
<b>Total Obligated</b>	\$0.00	\$1,350,000.00
<b>Total Funds Drawdown</b>	\$343,215.90	\$1,418,135.16
<b>Program Funds Drawdown</b>	\$241,329.80	\$1,316,249.06
<b>Program Income Drawdown</b>	\$101,886.10	\$101,886.10
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$844,000.96
Camden Redevelopment Agency	\$0.00	\$844,000.96
M & M Development LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$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 - M&M Development LLC is the For-Profit developer of the Cooper Town Homes Project located in Census Tract 6014 (formerly Census Tract 6003). The project consists of the rehabilitation of 6 townhomes and the new construction of 24 in the Cooper Plaza neighborhood.

1. Project Phasing: First Phase &ndash 10 Units; Second Phase &ndash 14 Units; Third Phase
2. Sales to First-time Homebuyers &ndash 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.

Construction of first phase of 10- units is underway. At the end of quarter, 60% of construction of completion. December 2012 is targeted for construction completion of the First Phase of 10-Units. CRA approved a bridge loan to M&M Development LLC for Phase 2 of the the Cooper Plaza Town Homes project. A NSP 2 bridge loan in an amount up to \$592,126.00 will assist with construction costs on up to 12 of the 14 townhouse units in Phase 2 of the Project. Construction activity financed by the bridge loan will include installing infrastructure, below ground utilities, and site improvements on lots designated for new



construction. This will effectively save the developer 6 months by advancing construction activity at the site. Marketing and Sales Effort, includes Cooper Hospital Housing Fair, distribution of Flyers-Housing Region, Comcast Internet and TV advertising, local Local News Papers, and Web Advertisement. Contracts of Sale &dash 7 signed contracts.

## 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

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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$98,978.90
<b>Total Budget</b>	(\$1,021.10)	\$98,978.90
<b>Total Obligated</b>	(\$1,021.10)	\$98,978.90
<b>Total Funds Drawdown</b>	\$0.00	\$57,865.00
<b>Program Funds Drawdown</b>	\$0.00	\$57,865.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$49,005.00
Camden Redevelopment Agency	\$0.00	\$49,005.00
St. Josephs Carpenters Society	\$0.00	\$0.00
<b>Match Contributed</b>	\$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. At the end of the 2ndquarter, 4 Units were completed and sold to qualified NSP 2 buyers (at less than 80% AMI). Two additional contracts for sale were signed.

Construction Progress: SJCS is now in various stages of construction on 7 remaining NSP 2-funded units. All units will be completed by December 2012.

Sales of Camden Rehab 2 Units &ndash SJCS has pre-sold 6 of the remaining 7 units in the Camden Rehab 2 project. One Unit closing is scheduled for October 2012.



## 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

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**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	Jul 1 thru Sep 30, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$381,021.10
<b>Total Budget</b>	\$1,021.10	\$381,021.10
<b>Total Obligated</b>	\$1,021.10	\$381,021.10
<b>Total Funds Drawdown</b>	\$8,729.26	\$381,021.10
<b>Program Funds Drawdown</b>	\$0.00	\$302,439.14
<b>Program Income Drawdown</b>	\$8,729.26	\$78,581.96
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$168,015.00
Camden Redevelopment Agency	\$0.00	\$168,015.00
St. Josephs Carpenters Society	\$0.00	\$0.00
<b>Match Contributed</b>	\$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. At the end of the 2ndquarter, 4 Units were completed and sold to qualified NSP 2 buyers (at less than 80% AMI). Two additional contracts for sale were signed.

Construction Progress: SJCS is now in various stages of construction on 7 remaining NSP 2-funded units. All units will be completed by December 2012.

Sales of Camden Rehab 2 Units &ndash SJCS has pre-sold 6 of the remaining 7 units in the Camden Rehab 2 project. One Unit closing is scheduled for October 2012.



## 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

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**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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total Budget</b>	\$0.00	\$150,000.00
<b>Total Obligated</b>	\$0.00	\$150,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

Construction and Subsidy Loan to SJCS for the REO East Camden Project - SJCS is a NSP 2 consortium member and the redeveloper of the 11-unit NSP 2 Camden Rehab 2 project, which is currently under construction in the Cooper Plaza neighborhood. At the end of the 3rd quarter, CRA approved a construction and subsidy loan in the amount of 501,294 for redevelopment of 3 residential units in East Camden. The total development costs for the NSP 2 East Camden REO Project is \$651,294.00 or \$217,098 per unit.

Eligible NSP 2 Activity - SJCS purchased the municipal tax liens on 3 properties from the former Tax Lien Financing Corporation and then utilized the foreclosure process to acquire these properties. These properties are located within designated NSP 2 target areas, and are improved with structures that are vacant and unoccupied. Acquisition and redevelopment of vacant and foreclosed upon properties are eligible uses of NSP 2 funds.

SJCS has requested a NSP 2 construction loan in the amount of \$501,294 for the NSP 2 East Camden REO project. The construction loan is to be structured in two parts. The first part of the construction loan is a one year loan at an interest rate of zero (0) percent in the amount of \$213,294. This portion of the loan would not be repaid and is a development subsidy to the project to offset the difference between the cost to rehab the units and the anticipated market prices for which the units can be sold.





The second part of the construction loan is a one year loan at an interest rate of four percent (4%) in the amount of \$288,000. This part of the loan would be paid back with the sale proceeds of each completed unit at the time of each sale with all remaining principal and interest due at the earlier of (1) the sale of the third unit or (2) one year after commencement of the loan. Each unit must be conveyed to a buyer qualified under the NSP 2 program.

## 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

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**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total Budget</b>	\$0.00	\$3,000,000.00
<b>Total Obligated</b>	\$0.00	\$3,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,980,665.00
<b>Program Funds Drawdown</b>	\$0.00	\$2,980,665.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,980,665.00
Camden Redevelopment Agency	\$0.00	\$2,980,665.00
<b>Match Contributed</b>	\$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 &dash This 40 Unit tax credit project is fully leased up. Project Close Out Update - CRA received a Certification of Costs for the Meadow's project on September 17, 2012. Final Project close-out, in part, requires the CRA to assure that a deed notice is recorded pursuant to the HUD Environmental Clearance letter. The project is located on a former brownfield site, which required extensive environmental remediation. The NJ DEP approved the Remedial Action Report submitted by the developer, and a Response Action Outcome (RAO is a no further action determination) will be issued in the 4th quarter. After, the RAO is received, a deed notice will be recorded, and CRA can close-out the project.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
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 $\geq$ 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	



<b>Grantee Activity Number:</b>	<b>Reh112</b>
<b>Activity Title:</b>	<b>Direct Loan &amp; Grant Program Delivery &amp; other costs</b>

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$979,915.00
<b>Total Budget</b>	\$0.00	\$979,915.00
<b>Total Obligated</b>	\$0.00	\$979,915.00
<b>Total Funds Drawdown</b>	\$30,450.47	\$480,035.92
<b>Program Funds Drawdown</b>	\$29,866.25	\$479,001.70
<b>Program Income Drawdown</b>	\$584.22	\$1,034.22
<b>Program Income Received</b>	\$102,140.84	\$209,049.05
<b>Total Funds Expended</b>	\$0.00	\$420,031.68
Camden Redevelopment Agency	\$0.00	\$420,031.68
<b>Match Contributed</b>	\$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:**

REH 112 &dash During the quarter, CRA approved two additional construction loans. A bridge loan to M&M Development LLC for the Cooper Plaza Town Homes project in an amount up to \$592,126, which is repayable by the developer when certain milestones required by the construction lenders are met. And, a construction and subsidy loan to SJCS for the REO East Camden Project in amount up to \$501,294 of which \$288,000 is repayable. In making these construction-related loans, CRA will generate a total of \$880,126 in additional Program Income.

Bridge Loan to M&M Development LLC for the Cooper Plaza Town Homes &dash CRA approved a request for a bridge loan in an amount up to \$592,126.00 from the NSP 2 grant to assist with construction costs on up to 12 of the 14 townhouse units in Phase 2 of the Project. Construction activity financed by the bridge loan will include installing infrastructure, below ground utilities, and site improvements on lots designated for new construction.



Construction loan and financing closings for the Project were held on January 26, 2012 with the NJHMFA and Collaborative Lending Initiative (CLI) and CRA. The NJHMFA and CLI construction loan has a blended rate of 5.25%. CRA has received the approval of NJHMFA and Collaborative Lending to go ahead with the NSP 2 bridge loan. Terms for the bridge loan - The NSP 2 bridge loan will be paid in full including interest at the annual rate of four percent (4%) on the earlier of the following two events: (1) the date the Redeveloper receives its funding from NJHMFA and CLI for Phase 2 of the Project or (2) the date that is one year from the commencement of the bridge loan. The developer projects that the NSP2 bridge loan will advance construction of the project by 6 months.

Construction and Subsidy Loan to SJCS for the REO East Camden Project - SJCS is a NSP 2 consortium member and the redeveloper of the 11-unit NSP 2 Camden Rehab 2 project, which is currently under construction in the Cooper Plaza neighborhood. SJCS is also the redeveloper of 3 scattered site rehab units in East Camden. The total development costs for the NSP 2 East Camden REO Project is \$651,294.00 or \$217,098 per unit.

Eligible NSP 2 Activity - SJCS purchased the municipal tax liens on 3 properties from the former Tax Lien Financing Corporation and then utilized the foreclosure process to acquire these properties. Acquisition and redevelopment of these vacant and foreclosed upon properties are eligible uses of NSP 2 funds.

SJCS has requested a NSP 2 construction loan in the amount of \$501,294 for the NSP 2 East Camden REO project. The construction loan is to be structured in two parts. The first part of the construction loan is a one year loan at an interest rate of zero (0) percent in the amount of \$213,294. This portion of the loan would not be repaid and is a development subsidy to the project to offset the difference between the cost to rehab the units and the anticipated market prices for which the units can be sold.

The second part of the construction loan is a one year loan at an interest rate of four percent (4%) in the amount of \$288,000. This part of the loan would be paid back with the sale proceeds of each completed unit at the time of each sale with all remaining principal and interest due at the earlier of (1) the sale of the third unit or (2) one year after commencement of the loan. Each unit must be conveyed to a buyer qualified under the NSP 2 program. City of Camden HOME program funds in the amount of \$150,000 is also a source of funds.

## 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**

	<b>Jul 1 thru Sep 30, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$108,000.00
<b>Total Budget</b>	\$0.00	\$108,000.00
<b>Total Obligated</b>	\$0.00	\$108,000.00
<b>Total Funds Drawdown</b>	\$4,789.94	\$67,760.14
<b>Program Funds Drawdown</b>	\$0.00	\$55,242.76
<b>Program Income Drawdown</b>	\$4,789.94	\$12,517.38
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$24,349.28
Camden Redevelopment Agency	\$0.00	\$24,349.28
<b>Match Contributed</b>	\$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 &ndash 23 new individuals completed homebuyer education classes.

Housing Counseling - 137 individuals started individual housing counseling.

NHS continues work with 15 clients for the Tres Esquinas project in North Camden.

Marketing of NSP 2 Units and Outreach &ndash This quarter, SJCS marketing/outreach specialist has held more than 8 presentations in the Camden County area. These efforts reached 182 individuals. SJCS worked with CRA to design and distribute payroll inserts for City of Camden employees, reaching over 900 individuals.

Meetings continue with CRA for the housing counseling and marketing plans.

Community-based Marketing of NSP 2 Units and Outreach &ndash Thus far, SJCS marketing/outreach specialist has held more than 8 presentations in the Camden County area. SJCS worked with CRA to design and distribute payroll inserts for City of Camden employees, reaching 900 individuals.



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

### 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	

