

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Camden Redevelopment Agency

Contract End Date:

02/11/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$11,926,887.00

Grant Status:

Active

QPR Contact:

Olivette Simpson

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$11,926,887.00

Disasters:

Declaration Number

No Disasters Found

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	\$6,491,198.00	\$10,583,887.00
Total Funds Drawdown	\$559,028.06	\$3,580,172.69
Program Funds Drawdown	\$559,028.06	\$3,580,172.69
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,640,540.72	\$3,719,913.43
Match Contributed	\$0.00	\$25,940,496.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$25,940,496.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,789,033.05	\$520,087.21
Limit on State Admin	\$0.00	\$520,087.21

Progress Toward Activity Type Targets

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

Progress Toward National Objective Targets

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

Overall Progress Narrative:



Environmental Review Records - Environmental Review Records & Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) continue. Four (4) Project Specific Reviews and 1 Tier Environmental review for the Lanning Square (Census Tract 6003) was submitted to HUD for review in April 2011.

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

NSP 2 - Preconstruction Loan Activity & CRA Loan Committed approved Predevelopment and Preconstruction Loans for two Consortium members. a) Cramer Hill CDC & 4-Units in Cooper Plaza. (\$150,000.00); and, b) Camden Lutheran Housing & 10- Units in North Camden (\$150,000). The loans were closed and drawdowns have been processed for both.

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

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

The Agency staff met with and reviewed the Section 3 Summary Guide with the project developers to educate them on the expectation for local hiring, training and local sourcing. We have provided the project developers with the materials and tools necessary to effectively outreach for employment and contracting opportunities on their sites. Many of our partners finished out the year fully prepared to implement the Section 3 regulations once their projects begin construction in the new year.

One of our NSP II projects completed construction and is actively recruiting renters. The developer of this project utilized locally based businesses when possible and made a sincere effort to overcome the barriers and obstacles that exist within the inner-city workforce to hire Section 3 residents as needed. In fact, a local security firm that hires Section 3 residents has provided security on the construction site for the past eight months and will continue to offer these onsite services for the foreseeable future. The security contract has enabled the local firm to grow their business and to offer stable employment to Camden residents for a significant time period.

We look forward to achieving the same successes with our other development partners once their projects commence.

CRA's vacant land stabilization and greening efforts are exceeding the Section 3 hiring requirements. Our greening partners are utilizing local Section 3 qualified residents to clean, green and maintain vacant lots that the surrounding community has identified as problem properties. Many of these lots were overgrown and provided havens for illegal activity. Today, our partners are stabilizing and improving whole blocks by transforming former eyesores into places of beauty and community pride, all the while contributing to the city's local economy. Reporting Requirements - Submitted 3rd Qtr. 2011 Federal Reporting.gov Report; Submitted 3rd Qtr. 2011 DRGR Quarterly Report

Finance: NSP2 funds & 23 draw downs totaling of \$3,640,540.72.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
A100, Administration	\$179,607.58	\$1,192,689.00	\$520,087.21
D100, Demolition	\$0.00	\$310,000.00	\$0.00
FM100, Financial Mechanisms	\$0.00	\$350,000.00	\$0.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00
LB100, Land Banking	\$112,208.20	\$2,370,000.00	\$112,208.20
Reh100, Purchase & rehab residential properties that have been	\$267,212.28	\$7,629,198.00	\$2,947,877.28



Activities

Grantee Activity Number:	A101
Activity Title:	CRA Administration

Activity Category:

Administration

Project Number:

A100

Projected Start Date:

02/12/2010

Benefit Type:

()

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,092,689.00
Total Budget	\$0.00	\$1,092,689.00
Total Obligated	\$0.00	\$1,092,689.00
Total Funds Drawdown	\$179,607.58	\$520,087.21
Program Funds Drawdown	\$179,607.58	\$520,087.21
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$537,090.24	\$616,462.95
Camden Redevelopment Agency	\$537,090.24	\$616,462.95
Match Contributed	\$0.00	\$0.00

Activity Description:

General Administrative includes, but is not limited to general program oversight, developing forms, and procedures for carrying out the program, reporting, and monitoring. This also includes eligible general administrative costs for all Consortium Members under NSP 2 in accord with executed Consortium Agreements. Gather and analyze data to assess the impact of NSP investment activities in 7 targeted Census Tracts, building a systematic approach to collecting data and developing metrics to evaluate outcomes. This also involves monitoring and evaluating qualitative and quantitative market data for the overall program. Baseline assessment for overall NSP 2 program and delivery of (5) quarterly bi-annual assessments.

Location Description:

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

Activity Progress Narrative:

Environmental Review Records-Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) continue. Four (4) Project Specific Reviews and 1 Tier Environmental review for the Lanning Square (Census Tract 6003) were submitted to HUD for review in April 2011. By end of 4thquarter, HUD issued clearances and releases for all ERRs. TLFC-Land Banking - ERR bifurcated into 2 ERRs specifically, for acquisition and New Construction. Both ERRs revised, amended, and re-submitted 9/27/2011; HUD issued clearance and releases October 2011. Lanning Square Tiered Environmental Review - Revisions, supplements to ERR to be submitted 10/2011 for land bank activity; HUD issued clearance and release December 2011.

Vacant Land Management Program- Section 3 Training Program - Respond, Inc., a local non-profit, will provide training in



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

NSP 2 - Preconstruction Loan Activity &ndash CRA board in October approved two NSP 2 preconstruction loans for Consortium members. a) Cramer Hill CDC &ndash (4)-Units in Cooper Plaza. (\$150,000.00); and, b) Camden Lutheran Housing &ndash (10)-Units in North Camden (\$150,000). These loans will enable preconstruction activity to proceed in advance of the NSP 2 and other financing closings. Both preconstruction loans were closed and vouchers were processed. Real Estate Asset Management Program (RAMP): The RAMP Policy and Procedures Manual (governing both existing CRA owned and NSP 2 acquired properties that will be land banked) is in final form. CRA staff continues to work on redesign of CRA website. An RFP for a web design firm was issued by end of the 4th Quarter, and redesign and new website to be implemented by end of first quarter 2012.

Section 3 Compliance - The Meadows, a NSP2/special needs/tax credit rental project, completed construction in December 2011 and is actively seeking qualified renters. The developer of this project utilized locally based businesses, when possible. A local security firm that hires Section 3 residents has provided security on the construction site for the past eight months and will continue to offer these onsite services for the foreseeable future. The security contract has enabled the local firm to grow their business and to offer stable employment to Camden residents for a significant time period.

Vacant Land Stabilization- Section 3 Hiring - Partners are utilizing local Section 3 qualified residents to clean, green and maintain vacant lots that the surrounding community has identified as problem properties. Many of these lots were overgrown and provided havens for illegal activity. Today, our partners are stabilizing and improving blocks by transforming former eyesores into places of beauty and community pride, all the while contributing to the city’s local economy.

Reporting Requirements

Submitted 3rd Qtr. 2011 Federal Reporting.gov Report

Submitted 3rd Qtr. 2011 DRGR Quarterly Report

Finance

NSP 2 funds &ndash 23 draw downs totaling of \$3,640,540.72.

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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Camden

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$90,000.00	\$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
Camden Redevelopment Agency	\$0.00	\$0.00
City of Camden	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: D101
Activity Title: Demolition

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 D100

Project Title:
 Demolition

Projected Start Date:
 02/12/2010

Projected End Date:
 02/12/2013

Benefit Type:
 Area ()

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Camden

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$335,100.00
Total Budget	\$0.00	\$335,100.00
Total Obligated	\$310,000.00	\$310,000.00
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
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:

In this quarter, CRA staff surveyed, and subsequently, identified (16) properties within Census Tracts 6003 and 60008 that are located near redevelopment projects that are considered blighted, and in need of demolition. Several actions were taken including, CRA presented supporting documentation of the blight determination (Unsafe Structure Violation Notices issued by the City's Construction Code Official) to the local Historic Preservation Commission in 11/2011. None of the properties were determined to be located within local or state historic districts. Further, documents were submitted to the State Office of Historic Preservation for a Section 106 review in 11/2012, and SHPO issued A No Adverse Impact determination. CRA issued an Invitation to Bid for a demolition contractor by end of the quarter, and the contract will be awarded in the first quarter. Demolition activity to follow thereafter.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

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

Beneficiaries Performance Measures

	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:	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 (HouseHold)

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

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$350,000.00
Total Budget	\$0.00	\$350,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
The Reinvestment Fund	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

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

Activity Progress Narrative:



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: LB101
Activity Title: Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area ()

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

Activity Description:

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

CRA began looking at the possibility of acquiring additional property in Cooper/Lanning for landbank purposes.



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

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: 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 ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Greater Camden Partnership

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$400,000.00	\$400,000.00
Total Funds Drawdown	\$112,208.20	\$112,208.20
Program Funds Drawdown	\$112,208.20	\$112,208.20
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$112,208.20	\$112,208.20
Camden Redevelopment Agency	\$0.00	\$0.00
Greater Camden Partnership	\$112,208.20	\$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. SGI, a sub-contractor for the Greater Camden Partnership, hired a new employee to work on project administration, photo and inspections of work completed, and assist with grant compliance and grant management.

- Landscape Construction - Elite Landscaping has completed work on most lots from Phases 1 and 2 (under Consortium Agreement w/CRA). Work included clearing the lots, overseeding, planting of trees and installation of fencing. Landscape Construction efforts will continue until all lots have been properly addressed.

- Maintenance and Landscaping for Existing Lots and Structures - SGI began working on NSP2 in November 2011. Two existing SGI employees were moved into the NSP2 program to work on the program full time. Two existing SGI employees, those with graffiti removal expertise, are addressing all graffiti needs on a part-time, as needed, basis. Efforts to remove graffiti from the structures identified in the Consortium Agreement Work Plan have been very successful. Demolition sites (that will be funded using NSP 2 grant) were identified by the CRA in December 2011. Graffiti removal efforts as to those properties will cease. Lots in Phase 1 and Phase 2 are being cleared of trash and debris on a weekly basis.



Accomplishments Performance Measures

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

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

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 ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total Budget	\$0.00	\$200,000.00
Total Obligated	\$200,000.00	\$200,000.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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:

North Camden Clean & Green Vacant Land Stabilization Program (a Section 3 Training Initiative) - CRA issued a RFP, and RESPOND, Inc., a local non-profit, was awarded a contract for the North Camden Clean & Green Vacant Land Stabilization Program. A contract was executed October 14, 2011. Through the Program, RESPOND will make improvements to and maintain 36 publicly owned lots in Census Tract 6007 and 6008 (North Camden), which are located along those corridors leading up to the Meadows rental development project. Project boundaries include Erie Street from Delaware Avenue to 9th Streets and Main Street to Vine Street to 2nd to 3rd Streets.

Training: As part of this initiative, 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 (Section 3 qualified residents) 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). At the end of the quarter, it is estimated that 15 young men and women (Section 3 qualified) will be trained through this Program.



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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: LB104

Activity Title: Land Bank Program Delivery Costs

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$144,900.00
Total Budget	\$0.00	\$144,900.00
Total Obligated	\$970,000.00	\$970,000.00
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	\$3,000.00	\$3,000.00
Camden Redevelopment Agency	\$3,000.00	\$3,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: LB104-Landbanking - As part of the Real Estate Asset Management Program (RAMP), CRA GIS, data management, and real estate staff continue to research and implement property maintenance and vacant land management strategies. Field surveys to verify existing property conditions have conditioned thru the 4thQuarter. CRA issued an RFP for a web design firm in September 2011, however, because of the lack of respondents, the RFP was re-issued in October 2011, and awarded by the end of the 4thQuarter 2011. A Restatement of Approach: RAMP will provide transparency and public accessibility to CRA Property Inventory. Status of Activity: New Web host procured, redesign underway, and software identified & implementation expected by end of first quarter 2012. RAMP/CRA property inventory database in development, particularly, for integration of the CRA Property Inventory on the website for public accessibility.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh101
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$182,500.00
Total Budget	\$0.00	\$182,500.00
Total Obligated	\$217,500.00	\$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-Tres Esquinas

- Completed the site investigation and found no soil contamination, particularly, in light of the identification of a residential underground storage tank. The tank was removed, disposed of according to regulations, and appropriate soil testing conducted (no leaks or soil contamination revealed).
- Soil and Foundation Engineering Report completed.
- Received preliminary Site Plan and Major Subdivision approval from Camden County Planning Board in November 2011.
- City of Camden Planning Board approved the recommendation to vacate alley located on Block 38 in December 2011.
- Submitted application to Department of Planning for Final Site Plan and Major Subdivision approval for January 2012 Planning Board meeting.
- Met with NJ DCA Division of Housing staff regarding the State HOME funds commitment.
- Met with City Housing Services regarding City HOME funds commitment and its extension.
- Met with CRA regarding preconstruction loan activity, and site preparation that will take place in advance of construction



start.

- Pursued construction loan commitment with TRF. Commitment expected in January 2012.
- Marketing efforts remain underway with NHS as counseling agency.
- Construction closing expected in January 2012.

Accomplishments Performance Measures

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

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

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

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$217,500.00	\$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 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-Tres Esquinas

- Completed the site investigation and found no soil contamination, particularly, in light of the identification of a residential underground storage tank. The tank was removed, disposed of according to regulations, and appropriate soil testing conducted (no leaks or soil contamination revealed).
- Soil and Foundation Engineering Report completed.
- Received preliminary Site Plan and Major Subdivision approval from Camden County Planning Board in November 2011.
- City of Camden Planning Board approved the recommendation to vacate alley located on Block 38 in December 2011.
- Submitted application to Department of Planning for Final Site Plan and Major Subdivision approval for January 2012 Planning Board meeting.
- Met with NJ DCA Division of Housing staff regarding the State HOME funds commitment.
- Met with City Housing Services regarding City HOME funds commitment and its extension.
- Met with CRA regarding preconstruction loan activity, and site preparation that will take place in advance of construction



start.

- Pursued construction loan commitment with TRF. Commitment expected in January 2012.
- Marketing efforts remain underway with NHS as counseling agency.
- Construction closing expected in January 2012.

Accomplishments Performance Measures

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

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

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh103

Activity Title: Nueva Vida 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$250,000.00
Total Budget	\$0.00	\$250,000.00
Total Obligated	\$48,750.00	\$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-Cramer Hill CDC

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement by advancing construction related activity for the project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Loan approved in October 2011. NSP 2 loan will enable predevelopment work on the project to go forward, including engagement of development team, development of plans, and planning board submissions.
- Worked with the CRA to update and finalize the NSP2 budget.
- RFP and selected architectural and engineering firm as development team.
- Obtained additional project funding from City of Camden HOME Program.
- Seeking a construction lender.
- Preparing for presentation to Local Historic Commission and Planning Board.
- Working toward a construction closing with NSP 2 and start by end of 1st quarter 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	

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh104

Activity Title: Nueva Vida 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$850,000.00
Total Budget	\$0.00	\$850,000.00
Total Obligated	\$146,250.00	\$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-Cramer Hill CDC

- Worked with the CRA on strategy to meet 50% NSP 2 spend down requirement by advancing construction related activity for the Project.
- NSP2 Preconstruction Loan (up to \$150,000) &ndash Loan approved in October 2011. NSP 2 loan will enable predevelopment work on the project to go forward, including engagement of development team, development of plans, and planning board submissions.
- Worked with the CRA to update and finalize the NSP2 budget.
- RFP and selected architectural and engineering firm.
- Obtained additional project funding from City of Camden HOME Program.
- Seeking a construction lender.
- Preparing for presentation to Local Historic Commission and Planning Board.
- Working toward a construction closing with NSP 2 and start by end of 1st 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		0/3

Beneficiaries Performance Measures

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

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 (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$391,283.00
Total Budget	\$0.00	\$391,283.00
Total Obligated	\$221,000.00	\$221,000.00
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
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
Match Contributed	\$0.00	\$256,445.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 105-Lutheran Social Ministries

- Local approvals - Received Planning Board approval on 12/2011 for preliminary and final site plans for the Project.
- Project Finance - Project budget of \$682,728 is finalized. Budgetary increases as a result of meeting compliance requirements of the City's Planning Board. Closed with the City Grants Department on HOME Program grant by end of quarter. CRA board of commissioners approved NSP 2 loan in January 2012.
- Other Activity - Section 3 - LSMNJ will participate in the Youth Build Program with CRA.
- Development/construction activity include: demolition of 336 Byron Street; identification and contract entered with modular builder; and development team members solicited, and engagements finalized for architect, engineer, and General Contractor services.
- Construction closing and start and completion by end of first quarter 2012.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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 (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$270,000.00
Total Budget	\$0.00	\$270,000.00
Total Obligated	\$270,000.00	\$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

- Working with HMFA and CRA to close on project financing by target date in December 2011, but not later than January 2012. TDC: \$8,791,392; scattered site rehab and new construction. NSP 2 loan \$1.6 MM.
- NJHMFA at its April 2011 board meeting committed subsidy grant of \$2 MM, and construction loan. In October 2011, NJHMFA granted commitment extension for (6) months.
- The Reinvestment Fund, also a construction lender, will submit project to its loan committee for approval in November 2011.
- NJHMFA/NSP 2/The Reinvestment Fund are working toward closing financing by end of December 2011.
- HUD issued clearance and release in October 2011.
- Activity to advance construction work. Met with CRA to discuss and implement a strategy to advance construction in October 2012. Such work will include conducting any outstanding studies (sewer televising, geotechnical studies), site preparation, infrastructure, and securing appropriate permits. Stabilization work for (5) rehabs will be undertaken, involving



selective demolition, installation of roofs, and windows.

- Other activity &ndash Entered into License Agreement with CRA to undertake work on CRA-owned properties prior to construction financing closing. Met with State HMFA. HMFA agreed to convey title to property under its ownership in advance of financing closing. State HMFA conveyed property in its ownership November 2011.
- First stage of construction will consist of (10) units; second stage (14) units; and third stage (6) units.
- Preparation of construction drawings were underway during the quarter and completed in December 2011.
- 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

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

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

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

M & M Development LLC

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total Budget	\$0.00	\$1,350,000.00
Total Obligated	\$1,350,000.00	\$1,350,000.00
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	\$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
- Working with HMFA and CRA to close on project financing by target date in December 2011, but not later than January 2012. TDC: \$8,791,392; scattered site rehab and new construction. NSP 2 loan \$1.6 MM.
 - NJHMFA at its April 2011 board meeting committed subsidy grant of \$2 MM, and construction loan. In October 2011, NJHMFA granted commitment extension for (6) months.
 - The Reinvestment Fund, also a construction lender, will submit project to its loan committee for approval in November 2011.
 - NJHMFA/NSP 2/The Reinvestment Fund are working toward closing financing by end of December 2011.
 - HUD issued clearance and release in October 2011.
 - Activity to advance construction work. Met with CRA to discuss and implement a strategy to advance construction in October 2012. Such work will include conducting any outstanding studies (sewer televising, geotechnical studies), site preparation, infrastructure, and securing appropriate permits. Stabilization work for (5) rehabs will be undertaken, involving



selective demolition, installation of roofs, and windows.

- Other activity &ndash Entered into License Agreement with CRA to undertake work on CRA-owned properties prior to construction financing closing. Met with State HMFA. HMFA agreed to convey title to property under its ownership in advance of financing closing. State HMFA conveyed property in its ownership November 2011.
- First stage of construction will consist of (10) units; second stage (14) units; and third stage (6) units.
- Preparation of construction drawings were underway during the quarter and completed in December 2011.
- 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

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

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 (HouseHold)

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	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$98,978.90
Total Budget	\$0.00	\$98,978.90
Total Obligated	\$425,000.00	\$425,000.00
Total Funds Drawdown	\$49,005.00	\$49,005.00
Program Funds Drawdown	\$49,005.00	\$49,005.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$49,005.00	\$49,005.00
Camden Redevelopment Agency	\$49,005.00	\$49,005.00
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,726,250.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 108 & 109-Camden Rehab 2

Description of the construction activities started or completed during this period &ndash (2) rehab of homes started this quarter; for a total of (4) rehabs in construction.

- Presales for Camden Rehab 2 &ndash (3) units were presold by end of the quarter.
- Housing Counseling for NSP 2 - Hiring of new staff &ndash a new homeownership counselor and outreach specialist was hired in October/November 2011.
- Housing Counseling &ndash 47 people started housing counseling.
- Marketing &ndash A marketing plan for NSP 2 housing counseling classes was developed as well as collateral material (print and website) for the Plan.
- Meetings continue with CRA for the housing counseling and marketing plans.
- Participated in two forums by the CRA/HACC with area bankers, underwriters, and housing counselors to promote the NSP 2 program, potential for mortgage activity, and open dialogue with lenders to identify barriers or issues affecting



prospective buyers.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

VOADV Property Inc

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$381,021.10
Total Budget	\$0.00	\$381,021.10
Total Obligated	\$195,000.00	\$195,000.00
Total Funds Drawdown	\$16,335.00	\$16,335.00
Program Funds Drawdown	\$16,335.00	\$16,335.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$56,700.00	\$56,700.00
Camden Redevelopment Agency	\$56,700.00	\$56,700.00
VOADV Property Inc	\$0.00	\$0.00
Match Contributed	\$0.00	\$908,750.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 - Description of the construction activities started or completed during this period &ndash (2) rehab of homes started this quarter; for a total of (4) rehabs in construction. Presales for Camden Rehab 2 &ndash (3) units were presold by end of the quarter. (3) Closings are expected by end of first quarter 2012.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: Reh110

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected			
Low	Mod	Total	Low	Mod	Total Low/Mod%	



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 (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total Budget	\$0.00	\$3,000,000.00
Total Obligated	\$0.00	\$3,000,000.00
Total Funds Drawdown	\$0.00	\$2,680,665.00
Program Funds Drawdown	\$0.00	\$2,680,665.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,680,665.00	\$2,680,665.00
Camden Redevelopment Agency	\$2,680,665.00	\$2,680,665.00
Match Contributed	\$0.00	\$11,930,900.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 111-Tax Credit Project-Meadows @ Pyne Poynt -Section 3 Compliance -7 new Section 3 employees have been hired during this reporting period. A total of 15 Section 3 Employees have been hired for this project.

- Construction start: March 2011. Finish date: December31, 2011.
- Percentage of work completed: by end of Quarter 95% complete. Certificate of Occupancy and Completion issued in December 2011.
- Leasing process initiated. Over 230 service calls or requests for applications by September/October/November 2011.
- \$300,000 in retainage will be released with issuance of CO; substantial completion certificate; and releases from sub-contractors.
- Dedication of the Building expected in first quarter 2012.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh112

Activity Title: Direct Loan & Grant Program Delivery & other costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct (HouseHold)

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

Oct 1 thru Dec 31, 2011

N/A

To Date

\$979,915.00

Total Budget

\$0.00

\$979,915.00

Total Obligated

\$1,280,198.00

\$1,280,198.00

Total Funds Drawdown

\$201,872.28

\$201,872.28

Program Funds Drawdown

\$201,872.28

\$201,872.28

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$201,872.28

\$201,872.28

Camden Redevelopment Agency

\$201,872.28

\$201,872.28

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 - Preconstruction Loan Activity &dash To advance construction activity in anticipation of 50% spend down requirement. Two preconstruction loan applications were approved by the CRA board: 1) Cramer Hill CDC &dash 4-Units in Cooper Plaza. (up to \$150,000), and 2) Camden Lutheran Housing &dash 10- Units in North Camden (up to \$150,000). CRA will also release program activity funds to several consortium members.



Accomplishments Performance Measures

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

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: 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 (HouseHold)

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

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

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

St. Joseph's Carpenter Society - Housing Counseling for NSP 2 - Hiring of new staff &ndash a new homeownership counselor and outreach specialist was hired in October/November 2011.

- Housing Counseling &ndash 47 people started housing counseling by end of quarter 2011.
- Marketing &ndash SJCS designed a marketing plan for NSP 2 housing counseling classes, as well as collateral material (print and website) for the Plan.
- Meetings continue with CRA for the housing counseling and refining of marketing plans.
- Participated in two forums by the CRA/HACC with area bankers, underwriters, and housing counselors to promote the NSP 2 program, potential for mortgage activity, and open dialogue with lenders to identify barriers or issues affecting prospective buyers.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



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
