

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Grantee Name:**

Camden Redevelopment Agency

Award Date:

02/11/2010

Grant Amount:

\$11,926,887.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Olivette Simpson

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

The City of Camden Redevelopment Agency ("CRA") was awarded \$11.9MM in NSP 2 funds for the purchase and redevelopment of abandoned or foreclosed homes or residential properties, returning a minimum of 100 abandoned or foreclosed homes back to productive use. Activities carried out under the NSP2 Program, include land banking, demolition of blighted structures, providing grants/loans for housing redevelopment and closing costs for NSP 2 property purchasers, and housing counseling services within 7 targeted Census Tracts.

Areas of need and targeted geographies, include Census Tract 6002 Gateway, 6003 Cooper Plaza/Lanning Square, 6007 Coopers Poynt, 6008 Pyne Point, 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton. The NSP 2 funds have been allocated to the following eligible categories; 10% of NSP2 grant or \$1,192,689 for administration, \$7,629,198 for purchase & rehabilitate residential properties that have been abandoned or foreclosed upon for sale or rent, \$75,000 for Housing Counseling, \$350,000 for Closing Cost Assistance, \$2,370,000 for Landbanking and property disposition, and \$310,000 for Demolition.

CRA published a notice in the Courier Post of its intent to apply for NSP 2 funds, which is a newspaper of general circulation. The Notice was posted on the City of Camden's website. No citizen comments were received.

CRA's NSP 2 application was supported by the City of Camden, State Department of Treasury, Housing and Mortgage Finance Agency, and Economic Development Authority; institutional anchors included Cooper Health Systems, Rutgers' and Rowan Universities, and the Campbell's Soup Company; and the Non-Profit housing development community.

Target Geography:

Targeted geographies, include Census Tract 6002 Gateway, 6003 Cooper Plaza/Lanning Square, 6007 Coopers Poynt, 6008 Pyne Point, 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton.

Program Approach:

The City of Camden Redevelopment Agency ("CRA") along with its non-profit Consortium members and for profit development partners, will implement a Neighborhood Stabilization Plan to acquire and rehabilitate up to 55 units of currently vacant housing that will be sold for homeownership. Forty (40) new units of multifamily housing will be constructed in Census Tract 6008 Pyne Poynt, providing a set aside of 10 units for homeless veterans. In the 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton or East Camden as it is known locally, these area markets have higher median housing prices and ownership relative to other areas of the City. These neighborhoods are threatened by foreclosures, and thus, acquiring vacant REO properties, rehabbing these properties, and returning them to the market for resale will have a stabilizing influence. Five REO properties will be acquired, rehabbed, and resold.

Public intervention strategies for vacant land stabilization are key, particularly, in Census Tracts 6003 Cooper Plaza/Lanning Square, 6007 Coopers Point and 6008 Pyne Point. CRA's NSP 2 Program includes the establishment of a land bank, wherein up to 100 properties will be acquired, and thus, future residential development supported, and the site assembly process streamlined. Many of these vacant, blighted properties will be acquired from a State entity that has completed the foreclosure process, and earmarked these properties for purchase by the CRA. As part of the land bank activity, vacant structures and lots will be maintained, and, interim land uses for open space and greening established. Maintenance and greening of publicly owned lots will be carried out in Census Tracts 6002, 6003, 6007, and 6008 as well as the demolition of at least 15 unsafe abandoned structures. Housing Counseling will be carried out under the NSP 2 program, and closing cost assistance provided for purchasers of NSP 2 properties. The Reinvestment Fund will document and assess the effectiveness and impact of NSP 2 Program for the duration of the grant, and benchmark the impact of NSP 2 funds within these 7 targeted areas.

Consortium Members:

Consortium Members under the Camden Redevelopment Agency NSP 2 Program include:

1. Camden Lutheran Housing Inc.
2. Cramer Hill Community Development Corporation
3. Greater Camden Partnership, Inc.
4. Lutheran Social Ministries, Inc.
5. Neighborhood Housing Services, Inc.
6. St. Josephs Carpenters Society, Inc.
7. The Reinvestment Fund
8. VOADV Property Inc.

How to Get Additional Information:

Additional information can be obtained by visiting the Camden Redevelopment Agency website at www.camdenredevelopment.com or by contacting Olivette Simpson, Director of Housing via email at olsimpso@ci.camden.nj.us or phone at (856) 757-7600.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$11,926,887.00
Total CDBG Program Funds Budgeted	N/A	\$11,926,887.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,789,033.05	\$0.00
Limit on State Admin	\$0.00	\$0.00

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	\$4,302,250.00

Overall Progress Narrative:

Peer to Peer Learning and Training - Continued regular meetings with Consortium Members and Developers, both individually and as a group, and sharing NSP 2 /CDGB/HOME program guidelines clarifications, revisions, and or changes in or affecting the NSP 2 Program/grant and its implementation. Also, continued to participate in webinar and training sessions, including Relocation and Acquisition and Resale and Recapture Requirements. Continue to meet regularly with the Housing Authority of the City of Camden (HACC) on NSP 2 program, policies, and issues. Researching HUD Land Bank resources.

Site Identification - Modified and redefined project sites for rehab and new construction with consortium partners and private developer partners. And, identified sites to be acquired for NSP2 Land bank activity; acquisitions targeted for Nov/Dec. 2010.

Status of Part 50 Environmental Review Records - HUD Form 50.19 submitted, reviewed and approved by HUD Phila. Office in Sept. 2010. CRA procured and engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 (North Camden) and part of 6003 (Cooper Plaza neighborhood). And, a Tier 1 review in part of 6003 (Lanning Square neighborhood). Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.

Submitted ERR for a 40-Unit Multifamily tax credit project (Meadows at Pyne Poynt) in Census Tract 6008 to HUD Philadelphia Office for review. Status of submission: HUD Form 4128 submitted 8/16/10, followed by Meeting with HUD Phila. Office on 9/14/2010 and additional comments requested and, in part, submitted 10/6/2010.

Section 3 Compliance - Collaborated with Housing Authority of Camden (HACC) (a NSP 2 grant recipient) in formation of a Section 3 work group. Section 3 work group, consisting of CRA/HACC/local workforce development providers, will offer a pool of local residents who are Section 3 qualified and job ready for work in NSP 2 projects/activities.

Developing a Section 3 Compliance Plan and policies and procedures. CRA board to adopt in November 2010. RFQ/RFP planned for Nov. for a Section 3 consultant to monitor and effectuate Section 3 Compliance in NSP 2 projects/activities.

Leverage Funds &dash State and Private Funds - Assisted Consortium Members and Developer Partners to secure required Municipal and CRA board approvals for developer financing applications. Three non-profit housing developers submitted applications to the State in September 2010 for capital write-down funds for scattered site rehab and new construction single family projects.

Model Closing Document Preparation - Engaged attorney to prepare the closing documents (developer agreements, loan agreements, and mortgages, notes, disbursement, and/or subordination agreements) for NSP 2 single family and multifamily construction/permanent loan transactions as well as subsidy lien documents for individual single family NSP 2 home purchases. Procurement approved by CRA board in October 2010.

Evaluation NSP 2 grant Impact - The Reinvestment Fund (TRF), began the process of gathering baseline data within the NSP 2 targeted Census Tracts, which will be used to measure the impact of NSP 2 grant funds. TRF to present to CRA/HACC/and Consortium Partners (for comments) their approach to collecting data, evaluating existing market data in the City, and developing the metrics to evaluate NSP 2 outcomes. This will be accomplished in October 2010.

Reporting Requirements

- Submitted 2nd QTR 2010 FederalReporting.gov report

- Submitted 2nd QTR DRGR Quarterly report.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$11,926,887.00)	\$0.00
A100, Administration	\$0.00	\$1,192,689.00	\$0.00
Cancelled100, Cancelled Activities	\$0.00	\$0.00	\$0.00
D100, Demolition	\$0.00	\$310,000.00	\$0.00
FM100, Financial Mechanisms	\$0.00	\$350,000.00	\$0.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00

LB100, Land Banking	\$0.00	\$2,370,000.00	\$0.00
Reh100, Purchase & rehab residential properties that have been	\$0.00	\$7,629,198.00	\$0.00

Activities

Grantee Activity Number: A101

Activity Title: CRA Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

A100

Project Title:

Administration

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,092,689.00
Total CDBG Program Funds Budgeted	N/A	\$1,092,689.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Learning and Training - Continued regular meetings with Consortium Members and Developers, both individually and as a group, and sharing clarifications/changes in NSP 2/CDBG/HOME program guidelines affecting the NSP 2 grant and its implementation. Also, continued to participate in webinar and training sessions, including Relocation and Acquisition and Resale and Recapture Requirements. Continued monthly meetings with Housing Authority City of Camden (HACC) on NSP 2 program, policies, and issues. Researching HUD Land Bank resources.

Site Identification - Modified and redefined project sites for rehab and new construction with consortium partners and private developer partners. And, identified sites to be acquired for NSP2 Land bank activity.

Status of Part 50 Environmental Review Records - HUD Form 50.19 submitted, and reviewed, and approved by HUD Phila. Office in Sept. 2010. CRA procured and engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 (North Camden) and part of 6003 (Cooper Plaza neighborhood). And, a Tier 1 review in part of 6003 (Lanning Square neighborhood). Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.

Submitted ERR for a 40-Unit Multifamily tax credit project (Meadows at Pyne Poynt), prepared by the developer's environmental firm, in Census Tract 6008 to HUD Philadelphia Office for review. Status of submission: HUD Form 4128

submitted 8/16/10, followed by Meeting with HUD Phila. Office on 9/14/2010 and additional comments requested and, in part, submitted 10/6/2010.

Section 3 Compliance - Collaborated with Housing Authority of Camden (HACC) (a NSP 2 grant recipient) in formation of a Section 3 work group. Section 3 work group, consisting of CRA/HACC/local workforce development providers, will offer a pool of local residents who are Section 3 qualified and job ready for work in NSP 2 projects/activities.

Continued to develop Section 3 Compliance Plan and policies and procedures. CRA board to adopt in November 2010. RFQ/RFP to go out in Nov. 2010 for a Section 3 consultant to monitor and effectuate Section 3 Compliance in NSP2 projects/activities.

Leverage Funds &ndash Assisted Consortium Members and Developer Partners to secure required Municipal and CRA board and other local approvals for developer financing applications. Three non-profit developers submitted applications to the State in September 2010 for single family NSP 2 pipeline projects.

Model Closing Document Preparation - Engaged attorney to prepare the closing documents (developer agreements, loan agreements, and mortgages, notes, disbursement, and/or subordination agreements) for NSP 2 transactions. Procurement approved by CRA board in October 2010.

Evaluation NSP 2 grant Impact - The Reinvestment Fund (TRF), began the process of gathering baseline data within the NSP 2 targeted Census Tracts, which will be used to measure the impact of NSP 2 grant funds. TRF to present to CRA/HACC/and Consortium Partners (for comments) their approach to collecting data, evaluating existing market data in the City, and developing the metrics to evaluate NSP 2 outcomes. This will be accomplished in October 2010.

Reporting Requirements

&bull Submitted 2nd QTR 2010 FederalReporting.gov report

&bull Submitted 2nd QTR DRGR Quarterly report.

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: LB101
Activity Title: Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

CRA staff will create and manage the landbank, resolving title issues, property asset management issues (maintenance, board-up, stabilization), and site assembly issues for future residential development. Acquire vacant and/or foreclosed upon properties from a State entity, City, and private owners for deposit into the land bank.

Note: Proposed Beneficiaries Source: Policymap Census and Nielsen data year 2000

Location Description:

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

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

Note: Proposed Beneficiaries Source: Policymap Census and Nielsen data year 2000

Activity Progress Narrative:

CRA has begun the process to establish a Land Bank, including research on the HUD website and its available resources. Processes being explored for surveying property conditions within a database and digital format for internal CRA/City use and external use for the public on CRA's website. Also, CRA developing a Real Estate Asset Management Plan, Operations Manual and policy and procedures. CRA GIS, data management, and real estate staff are involved in this operations planning for property maintenance and stabilization, and interim land uses, such as, open space, parking. Land bank operations targeted for November 2010.

Leading to Acquisition of Property - Engaged environmental firm to prepare ERR for Project Specific Reviews in part of Census Tract 6003 (Cooper Plaza and Lanning Square Neighborhoods), includes properties that will be acquired by the CRA from a

State entity that has completed the foreclosure process on 60 abandoned/vacant residential properties. These 60 properties will be disposed of into the land bank. While procurement/contract process somewhat slowed progress, expected completion of ERR by beginning of November 2010. After HUD approves ERR submission, then CRA will acquire properties from the State Tax Lien Financing Corporation (TLFC).

Closing Process - CRA and TLFC attorneys working through closing process for CRA acquisition of property, including title search, property valuation, form of deed(s) and the like. Target closing November 2010. Staff working through post-closing land bank activity.

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

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: LB103

Activity Title: North Camden Greening

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

of persons benefitting projection source: Policymap Census and Nielsen data year 2000

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/50

Beneficiaries Performance Measures

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: LB104

Activity Title: Land Bank Program Delivery Costs

Activity Category:

Disposition

Activity Status:

Planned

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$970,000.00
Total CDBG Program Funds Budgeted	N/A	\$970,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

CRA has begun the process to establish a Land Bank, including research on the HUD website and its available resources. Processes being explored for surveying property conditions within a database and digital format for internal CRA/City use and external use for the public on CRA's website. Also, CRA developing a Real Estate Asset Management Plan, Operations Manual and policy and procedures. CRA GIS, data management, and real estate staff are involved in this operations planning for property maintenance and stabilization, and interim land uses, such as, open space, parking. Land bank operations targeted for November 2010.

Leading to Acquisition of Property - Engaged environmental firm to prepare ERR for Project Specific Reviews in part of Census Tract 6003 (Cooper Plaza and Lanning Square Neighborhoods), includes properties that will be acquired by the CRA from a State entity that has completed the foreclosure process on 60 abandoned/vacant residential properties. These 60 properties will be disposed of into the land bank. While procurement/contract process somewhat slowed progress, expected completion of ERR by beginning of November 2010. After HUD approves ERR submission, then CRA will acquire properties from the State Tax Lien Financing Corporation (TLFC).

Closing Process - CRA and TLFC attorneys working through closing process for CRA acquisition of property, including title search, property valuation, form of deed(s) and the like. Residential properties (vacant buildings and land) will be disposed of into the land bank. Target closing November 2010. Staff working through post-closing land bank activity.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh101
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total CDBG Program Funds Budgeted	N/A	\$217,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 101 & 102-Tres Esquinas
 City Council adopted a resolution to transfer last 2 properties to NP for the project.
 Renewed Option To Purchase a privately-owned parcel for site assembly
 Applied for State Balanced Housing Program Funds, and met with 3 construction lenders, including The Reinvestment Fund.
 Project scheduled for City Planning Board hearing for Site Plan and Subdivision approval at the November 2010 Meeting. Met with State Street homeowner, regarding rear yard access in proposed Subdivision Plan.
 Teleconferenced with City's Conflicts Engineer to discuss Site Plan issues in anticipation of October Planning Board hearing
 NP Commenced informal marketing of proposed units.
 CRA Engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 (North Camden). CRA procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.
 Reporting timely submitted and NP updated project timeline, and development budgets.

Accomplishments Performance Measures

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

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

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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$217,500.00
Total CDBG Program Funds Budgeted	N/A	\$217,500.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 101 & 102-Tres Esquinas

City Council adopted a resolution to transfer last 2 properties to NP for the project.

Renewed Option To Purchase a privately-owned parcel for site assembly

Applied for State Balanced Housing Program Funds, and met with 3 construction lenders, including The Reinvestment Fund.

Project scheduled for City Planning Board hearing for Site Plan and Subdivision approval at the November 2010 Meeting. Met with State Street homeowner, regarding rear yard access in proposed Subdivision Plan.

Teleconferenced with City's Conflicts Engineer to discuss Site Plan issues in anticipation of October Planning Board hearing

NP Commenced informal marketing of proposed units.

CRA engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 (North Camden). CRA procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.

Reporting timely submitted and NP updated project timeline, and development budgets.

Accomplishments Performance Measures

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

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

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 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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$48,750.00
Total CDBG Program Funds Budgeted	N/A	\$48,750.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 103 & 104-Cramer Hill CDC

Cramer Hill Community Development Corporation evaluated and surveyed various properties in Census Tract 6003 for project consideration.

State HMFA CHOICE Program funding guidelines required scattered rehab or new construction projects to be within certain geographic proximity. This drove a decision by Cramer Hill CDC not to pursue site identification in Cooper Plaza, but submit for NP's project site in a Non-NSP 2 target area for the State 2010 application round. Site identification in NSP 2 targeted areas will be further explored.

Reporting timely submitted and NP updated project timeline, and development budgets

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Cramer Hill Community Hill Development Corp

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$146,250.00
Total CDBG Program Funds Budgeted	N/A	\$146,250.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 103 & 104-Cramer Hill CDC

Cramer Hill Community Development Corporation evaluated and surveyed various properties in Census Tract 6003 for project consideration.

State HMFA CHOICE Program funding guidelines required scattered rehab or new construction projects to be within certain geographic proximity. This drove a decision by Cramer Hill CDC not to pursue site identification in Cooper Plaza, but submit for NP's project site in a Non-NSP 2 target area for the State 2010 application round. Site identification in NSP 2 targeted areas will be further explored.

Reporting timely submitted and NP updated project timeline, and development budgets

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
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 Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$221,000.00
Total CDBG Program Funds Budgeted	N/A	\$221,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 105-Lutheran Social Ministries.

- Site identified and authorizations for the sale of city-owned property to LSM in place.
- Selected contractor to perform demolition of 2 units on York Street. CAI Builder's a registered small business will be the contractor.
- Worked with architect and contractor to establish budgets for rehab of 2 units on Byron and N. 10th Street.
- Funding applications submitted to local TD Bank, under a grant program for neighborhood stabilization. Also, application submitted to Federal Home Loan Bank of NY/NJ.
- Reporting requirements met in timely way.

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 ζ 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 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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$270,000.00
Total CDBG Program Funds Budgeted	N/A	\$270,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Reh 106 & 107-Coopers Hill Phase 1A

Site Selection - This scattered site project consists of rehab of (6) boarded up homes, and new constructed of 24 homes on vacant land. Sites owned by CRA and a non-profit subsidiary of the NJHMFA. Conditional option agreement entered into between developer and CRA for property acquisition, authorized by CRA board at its August 2010 Meeting.

Local Approvals - all required Municipal approvals, such as, Planning Board approvals for Site Plan and Subdivision plans and local historic preservation board approvals received August 2010.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement). Conclusions that Phase 2 environmental assessment unnecessary.

Financing/Leveraging - TDC - \$ 10.5 Million. Other Sources. Economic Recovery Board approved a subordinate/soft loan for construction - \$1,540,000. NJ HMFA CHOICE Program - State submission Sept. 2010, and application under review.

Financing from HMFA includes, capital write down funds- \$2,000,000, and construction loan financing - \$2,499,860. TRF (The Reinvestment Fund) - issued provided term sheet for its construction loan of \$2,499,860. NJHMFA to make awards for CHOICE Program funds first quarter 2011.

Marketing and Sales - Meetings with local realtor (Remax's Camden, NJ office) were held to discuss pricing and marketing strategies. Marketing plan is a deliverable to CRA.

Status of ERR - CRA engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008

(North Camden) and part of 6003 (Cooper Plaza area). Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.
 Reporting - Completed the timely submission of NSP 2 reporting requirements, project timelines, and revised development budgets.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/60
#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 Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

M & M Development LLC

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources

N/A

\$1,350,000.00

Total CDBG Program Funds Budgeted

N/A

\$1,350,000.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$0.00

Program Funds Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

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:

Reh 106 & 107-Coopers Hill Phase 1A

Site Selection - This scattered site project consists of rehab of (6) boarded up homes, and new constructed of 24 homes on vacant land. Sites owned by CRA and a non-profit subsidiary of the NJHMFA. Conditional option agreement entered into between developer and CRA for property acquisition, authorized by CRA board at its August 2010 Meeting.

Local Approvals - all required Municipal approvals, such as, Planning Board approvals for Site Plan and Subdivision plans and local historic preservation board approvals received August 2010.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement). Conclusions that Phase 2 environmental assessment unnecessary.

Financing/Leveraging - TDC - \$ 10.5 Million. Other Sources. Economic Recovery Board approved a subordinate/soft loan for construction - \$1,540,000. NJ HMFA CHOICE Program - State submission Sept. 2010, and application under review.

Financing from HMFA includes, capital write down funds- \$2,000,000, and construction loan financing - \$2,499,860. TRF (The Reinvestment Fund) - issued provided term sheet for its construction loan of \$2,499,860. NJHMFA to make awards for CHOICE Program funds first quarter 2011.

Marketing and Sales - Meetings with local realtor (Remax's Camden, NJ office) were held to discuss pricing and marketing strategies. Marketing plan is a deliverable to CRA.

Status of ERR - CRA engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008

(North Camden) and part of 6003 (Cooper Plaza area). Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.
 Reporting - Completed the timely submission of NSP 2 reporting requirements, project timelines, and revised development budgets.

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

Activity Status:

Under Way

Project Number:

Reh100

Project Title:

Purchase & rehab residential properties that have been

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

St. Josephs Carpenters Society

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$425,000.00
Total CDBG Program Funds Budgeted	N/A	\$425,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Site Control - Sites have been identified. CRA designated SJCS redeveloper, and authorized a conditional option agreement in August 2010. Eleven properties are CRA owned.

Municipal Approvals - all municipal approvals were secured by August 2010.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement) by August 2010. Conclusions: Phase 2 environmental assessment unnecessary.

Financing/Leveraging - Submitted an application to NJHMFA in September 2010 for construction and permanent loan financing, awards expected in first quarter 2011. TDC \$4.2 Million.

Status of ERR - CRA engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 (North Camden) and part of 6003. Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.

Completed timely NSP 2 reporting requirements, project timelines, revised development budgets

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total

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

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

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

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:

VOADV Property Inc

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$195,000.00
Total CDBG Program Funds Budgeted	N/A	\$195,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Site Control - Sites have been identified. CRA designated SJCS redeveloper, and authorized a conditional option agreement in August 2010. Eleven properties are CRA owned.

Municipal Approvals - all municipal approvals were secured by August 2010.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement) by August 2010. Conclusions: Phase 2 environmental assessment unnecessary.

Financing/Leveraging - Submitted an application to NJHMFA in September 2010 for construction and permanent loan financing, awards expected in first quarter 2011. TDC \$4.2 Million.

Status of ERR - CRA engaged environmental firms to prepare ERR for Project Specific Reviews in Census Tracts 6007, 6008 and part of 6003. Procurement/contract process somewhat slowed progress, but expected completion in November 2010 or within 45 days.

Completed timely NSP 2 reporting requirements, project timelines, revised development budgets

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

	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: Reh110

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

No activity this period.

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%	
# 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: Reh111

Activity Title: LIHTC

Activity Category:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Financing - Meadows project received an award of Low Income Housing Tax Credits from the New Jersey Housing and Mortgage Finance Agency in September 2010. Application submitted to the Federal Home Loan Bank of NY/NJ in August 2010. Financing closings with NJHMFA tentatively scheduled for December 2010.

Municipal Approvals - Obtained Final Site Plan and Zoning approval from the Camden City Planning Board in September 2010. Architectural plans and working drawings are 80% complete, expect application for building permits to be submitted in next 30 days.

Environmental Reviews - Submitted ERR to HUD Philadelphia Office for review, prepared by environmental consultant of Developer, for this 40-Unit multifamily tax credit project (Meadows at Pyne Poynt), which will be located in Census Tract 6008. Status of submission: HUD Form 4128 submitted 8/16/10, followed by Meeting with HUD Philadelphia. Office on 9/14/2010 and additional comments requested and, submitted 10/6/2010, in part. Continue process working with CRA, HUD Philadelphia Office and State Department of Environmental Protection to conclude ERR process.

Closing Documents - CRA engaged attorney to prepare closing documents for single family and multifamily construction/permanent loan transactions, involving NSP 2 grant.

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 & other green	0		0/40	

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	Reh112
Activity Title:	Direct Loan & Grant Program Delivery & other costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Purchase & rehab residential properties that have been

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,280,198.00
Total CDBG Program Funds Budgeted	N/A	\$1,280,198.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP 2 program for rehabilitation/reconstruction and new construction of 95 housing units. CRA along with its non-profit Consortium Members and two for profit partners will implement the development projects. CRA will manage, monitor, and review contracts for compliance with NSP 2 grant, implementation of the work, for Section 3 and Davis Bacon, review and approval of invoices for work completed. CRA will request, compile, and complete quarterly reports, and submit reports for the NSP 2 grant. CRA will work with TRF to establish underwriting guidelines for grants and loans to develop NSP2 properties. TRF will participate in lending as well. This collaboration adds value to CRA's capacity to underwrite grants and loans for housing projects and is strengthened by TRF's existing lending experience.

Location Description:

These program delivery costs will be generated by activities located in all seven census tracts: 6002, 6003, 6007, 6008, 6001.02, 6012, 6013

Activity Progress Narrative:

Accomplishments Performance Measures

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

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

Activity Status:

Planned

Project Number:

Reh100

Project Title:

Purchase & rehab residential properties that have been

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$108,000.00
Total CDBG Program Funds Budgeted	N/A	\$108,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Saint Josephs Carpenters Society (SJCS) is preparing an application for the HUD counseling certification. That application will be submitted in October 2010. SJCS has been in contact with the HUD office. In addition, SJCS is currently upgrading their computers to make them compatible and able to migrate to CounselorMax (CMax), which is a NeighborWorks supported and endorsed client database for accurate client tracking concerning counseling and education. The new computers should be installed by the end of October 2010, enabling their transfer to CMax to begin in November 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/75

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
