

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

July 1, 2013 thru September 30, 2013 Performance Report



Grant Number:

B-09-CN-NJ-0008

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Camden Redevelopment Agency

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$11,926,887.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$11,926,887.00

Estimated PI/RL Funds:

\$1,600,000.00

Total Budget:

\$13,526,887.00

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	\$13,667,695.87
Total Budget	\$0.00	\$13,265,489.87
Total Obligated	\$0.00	\$11,926,887.00
Total Funds Drawdown	\$267,651.82	\$11,680,110.51
Program Funds Drawdown	\$267,651.82	\$11,422,691.68
Program Income Drawdown	\$0.00	\$257,418.83
Program Income Received	\$0.00	\$256,448.23
Total Funds Expended	\$0.00	\$11,926,887.00
Match Contributed	\$0.00	\$36,940,496.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$36,940,496.00
Limit on Public Services	\$0.00	\$76,515.87
Limit on Admin/Planning	\$1,789,033.05	\$1,173,460.94
Limit on State Admin	\$0.00	\$1,173,460.94

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,192,688.70	\$1,343,039.13



Progress Toward National Objective Targets

National Objective

NSP Only - LH - 25% Set-Aside

Target	Actual
\$2,981,721.75	\$5,472,277.91

Overall Progress Narrative:

Section 3 Compliance - The NSP 2 program continues to support the creation of quality housing and provide employment. The NSP 2 projects are employing local residents in capacities such as plumbing, masonry, carpentry, and basic laborers. A local Section 3 qualified business is acting as the General Contractor on two of the NSP 2 housing projects and is local sourcing many of their materials.

Housing Counseling-Reh 113-SJCS & NHS - SJCS & NHS continue to work with clients that have signed purchase agreements for NSP2 homes. SJCS and NHS provide homeowner education, individual counseling and assists families and households in the context of both pre- and post- purchase counseling. SJCS continues to maintain a 1-800 telephone line. The line is averaging 2 calls a week. All callers receive information on all NSP2 assisted units that are available for sale. Marketing and pre-sale of units is ongoing and remains challenging. By end of the 3rd quarter, of the 58 NSP2 homeownership units that are being developed by our partners, 24 rehab and newly constructed units were sold to qualified NPS2 homebuyers. A total of \$_____ in NSP2 grant funds were provided to homebuyers as an incentive for making a NSP2 home purchase and extending affordability (\$10,000 for households earning less than 80% AMI and \$5,000 for those earning less than 120% AMI).

Reporting Requirements Met by NSP2 Partners

Submitted 3rdQtr. 2013 Federal Reporting.gov Report

Submitted 3rdQtr. 2013 DRGR Quarterly Report

Finance

NSP2 funds – 110 draw downs totaling of\$ 11,756,105.44

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
A100, Administration	\$0.00	\$1,192,689.00	\$1,172,312.11
D100, Demolition	\$0.00	\$314,711.04	\$314,711.04
FM100, Financial Mechanisms	\$80,025.00	\$240,000.00	\$230,025.00
HC100, Housing Counseling	\$307.86	\$81,208.01	\$76,515.87
LB100, Land Banking	\$13,419.95	\$1,545,446.26	\$1,483,725.37
NSP2 Program Income Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
Reh100, Purchase & rehab residential properties that have	\$173,899.01	\$8,552,832.69	\$8,145,402.29



Activities

Project # / Title: FM100 / Financial Mechanisms

Grantee Activity Number: FM101

Activity Title: Closing Cost Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

FM100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financial Mechanisms

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

The Reinvestment Fund

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

N/A

To Date

\$425,025.00

Total Budget

\$45,000.00

\$425,025.00

Total Obligated

\$45,000.00

\$240,000.00

Total Funds Drawdown

\$80,025.00

\$230,025.00

Program Funds Drawdown

\$80,025.00

\$230,025.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$195,000.00

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	

Project # / Title: HC100 / Housing Counseling

Grantee Activity Number: HC101

Activity Title: Public Service Housing Counseling

Activity Category:

Public services

Project Number:

HC100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Persons)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Housing Counseling

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society



Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$80,765.87
Total Budget	\$5,000.00	\$80,765.87
Total Obligated	\$5,000.00	\$81,208.01
Total Funds Drawdown	\$307.86	\$76,515.87
Program Funds Drawdown	\$307.86	\$76,515.87
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$76,208.01
Match Contributed	\$0.00	\$0.00

Activity Description:

Provide comprehensive housing counseling services to families and individuals, who are ultimately unsuccessful in qualifying for the purchase of NSP 2 properties.

Location Description:

This activity will be performed for units located in Camden, NJ in seven census tracts, they are;

1. 6002
2. 6003
3. 6007
4. 6008
5. 6001.02
6. 6012
7. 6013

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Persons	0	0	0	0/0	0/75	0/75	0

Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: LB100 / Land Banking

Grantee Activity Number: LB101

Activity Title: Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$760,574.51
Total Budget	(\$5,844.96)	\$760,574.51
Total Obligated	(\$5,844.96)	\$760,574.51
Total Funds Drawdown	\$3,550.88	\$760,574.51
Program Funds Drawdown	\$3,550.88	\$760,194.78
Program Income Drawdown	\$0.00	\$379.73
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$766,419.47
Camden Redevelopment Agency	\$0.00	\$766,419.47
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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



Location Description:

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

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

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

Activity Progress Narrative:

Project Name/Title: LB 101 – Acquisitions GO BACK AND REVISE

City of Camden conveyed to CRA 91 tax foreclosure properties within the Lanning Square and Cooper Plaza. So, a total of 235 tax foreclosure properties are within the NSP2 land bank inventory.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/103
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/103
# of Singlefamily Units	0	0/103

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Survey Method			
	Low	Mod	Total	Low/Mod
# of Persons	1133	3399	4532	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: LB102

Activity Title: Cooper Plaza Greening

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Greater Camden Partnership

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total Budget	\$0.00	\$400,000.00
Total Obligated	\$0.00	\$400,000.00
Total Funds Drawdown	\$0.00	\$400,000.00
Program Funds Drawdown	\$0.00	\$400,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$400,000.00
Camden Redevelopment Agency	\$0.00	\$287,791.80
Greater Camden Partnership	\$0.00	\$112,208.20
Match Contributed	\$0.00	\$0.00

Activity Description:

Maintenance of landbank structures and lots, including greening, seeding, cleaning, securing of properties sited in Census Tract 6003.

Note: Source Data - Projected # of persons benefitting; Policymap and Census Data Year 2000.

Location Description:

Activity to be undertaken in Census Tract 6003 - Cooper Plaza/Lanning Square

Note: Source Data - Projected # of persons benefitting; Policymap and Census Data Year 2000.

Activity Progress Narrative:

Project Name/Title: LB 102 GCP Cooper Plaza Vacant Land Stabilization - By 2/2013, the vacant land stabilization contract for Cooper/Lanning (CT 6014 formerly 6003) with the Greater Camden Partnership's Camden Special Service District for \$400,000 was fully performed, and closed out.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total



of Properties

0

0/124

Beneficiaries Performance Measures

	This Report Period		Total	Cumulative Actual Total / Expected			
	Low	Mod		Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/25	0.00

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total	Low/Mod
# of Persons	1133	3399	4532	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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:

Under Way

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$197,285.00
Total Budget	\$0.00	\$197,285.00
Total Obligated	\$0.00	\$197,285.00
Total Funds Drawdown	\$0.00	\$197,285.00
Program Funds Drawdown	\$0.00	\$175,543.84
Program Income Drawdown	\$0.00	\$21,741.16
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$197,285.00
Camden Redevelopment Agency	\$0.00	\$197,285.00
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:

Project Name/Title: LB 103 North Camden Vacant Land Stabilization -By 2/2013, the vacant land stabilization contract for North Camden with Respond, Inc. for \$197,285 was fully performed, and closed-out.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/15	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: LB104

Activity Title: Land Bank Program Delivery Costs

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

LB100

Project Title:

Land Banking

Projected Start Date:

02/12/2010

Projected End Date:

02/12/2013

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$90,016.75
Total Budget	\$9,869.07	\$90,016.75
Total Obligated	\$9,869.07	\$90,016.75
Total Funds Drawdown	\$9,869.07	\$50,416.75
Program Funds Drawdown	\$9,869.07	\$50,416.75
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$80,147.68
Camden Redevelopment Agency	\$0.00	\$80,147.68
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: LB 104 – Delivery
Redesigned website launch date to be determined.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: Reh100 / Purchase & rehab residential properties that have

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

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2013

To Date

N/A

\$182,499.99

Total Budget

\$0.00

\$182,499.99

Total Obligated

\$0.00

\$182,499.99

Total Funds Drawdown

\$0.00

\$182,499.99

Program Funds Drawdown

\$0.00

\$180,575.85



Program Income Drawdown	\$0.00	\$1,924.14
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$182,499.99
Camden Lutheran Housing Corporation	\$0.00	\$182,499.99
Camden Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$1,043,224.00

Activity Description:

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

Location Description:

Located in the City of Camden, NJ Census tract 6007

Activity Progress Narrative:

Project Name/Title: Reh 101 & 102-Camden Lutheran Housing Inc.-Tres Esquinas - In the period between July 1, 2013 and September 30, 2013 Arline Construction Services continued construction on 200, 202 State Street and 807, 809 No. 2nd Street. All four units were framed, roofed, exteriors trimmed, windows installed, brick laid, rough plumbed, electrical wired, fiberglass insulated, exterior walls weather-protected app. 50%, stucco lathe 25% attached, sheetrock loaded in all 4 units and started. Electrical, Plumbing, Sprinkler, Insulation, building and Energy Star Program rough-in inspections were conducted and approved. Construction pace is somewhat slow.

Marketing and sales is ongoing. In this quarter, the remaining unit in Phase #1 (707 No. 2nd Street) was sold. In Phase #2, 3 of 4 units are under Contracts for Sale. Of the 6 newly constructed, 2-story units in Phase#1, all (6) were completed and sold by the 3rd quarter of 2013 and sold to qualified NSP2 homebuyers. Of the 6 units, each homebuyers each received \$10,000 in NSP2 grant funds to write down the cost of purchase (all households at or below 60% AMI) .

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/5
#Energy Star Replacement	0	0/40
#Additional Attic/Roof Insulation	0	2/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	2/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	2/50
#Light fixtures (outdoors)	0	0/10
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	2/5
#Units with solar panels	0	0/0
#Low flow toilets	0	4/10
#Low flow showerheads	0	2/5



#Units with bus/rail access	0	2/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	2/5
#Units deconstructed	0	0/0
#Units w/ other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/5
# of Singlefamily Units	0	2/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/5	0/0	2/5	100.00
# Owner Households	0	0	0	2/5	0/0	2/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: Reh102
Activity Title: 3 Corners

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Lutheran Housing Corporation

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$217,500.00
Total Budget	\$0.00	\$217,500.00
Total Obligated	\$0.00	\$217,500.00
Total Funds Drawdown	\$0.00	\$217,500.00
Program Funds Drawdown	\$0.00	\$217,500.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$217,500.00
Camden Lutheran Housing Corporation	\$0.00	\$807.69
Camden Redevelopment Agency	\$0.00	\$216,692.31
Match Contributed	\$0.00	\$1,043,224.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Name/Title: Reh 101 & 102-Camden Lutheran Housing Inc.-Tres Esquinas - In the period between July 1, 2013 and September 30, 2013 Arline Construction Services continued construction on 200, 202 State Street and 807, 809 No. 2nd Street. All four units were framed, roofed, exteriors trimmed, windows installed, brick laid, rough plumbed, electrical wired, fiberglass insulated, exterior walls weather-protected app. 50%, stucco lathe 25% attached, sheetrock loaded in all 4 units and started. Electrical, Plumbing, Sprinkler, Insulation, building and Energy Star Program rough-in inspections were conducted and approved. Construction pace is somewhat slow. Marketing and sales is ongoing. In this quarter, the remaining unit in Phase #1 (707 No. 2nd Street) was sold. In Phase #2, 3 of 4 units are under Contracts for Sale. Of the 6 newly constructed, 2-story units in Phase#1, all (6)



were completed and sold by the 3rd quarter of 2013 and sold to qualified NSP2 homebuyers. Of the 6 units, each homebuyers each received \$10,000 in NSP2 grant funds to write down the cost of purchase (all households at or below 60% AMI) .

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/10	
#Energy Star Replacement	0		0/40	
#Additional Attic/Roof Insulation	0		1/0	
#High efficiency heating plants	0		0/0	
#Efficient AC added/replaced	0		1/5	
#Replaced thermostats	0		1/5	
#Replaced hot water heaters	0		1/5	
#Light Fixtures (indoors) replaced	0		0/50	
#Light fixtures (outdoors)	0		0/10	
#Refrigerators replaced	0		0/5	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	0		1/5	
#Units with solar panels	0		0/0	
#Low flow toilets	0		2/10	
#Low flow showerheads	0		1/5	
#Units with bus/rail access	0		1/5	
#Units exceeding Energy Star	0		0/5	
#Sites re-used	0		1/5	
#Units deconstructed	0		0/0	
#Units & other green	0		0/5	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/10	
# of Singlefamily Units	0		1/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/10	0/0	1/10	100.00
# Owner Households	0	0	0	1/10	0/0	1/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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

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, 2013	To Date
Total Projected Budget from All Sources	N/A	\$389,076.73
Total Budget	\$0.00	\$389,076.73
Total Obligated	\$0.00	\$389,076.73
Total Funds Drawdown	\$0.00	\$389,076.73
Program Funds Drawdown	\$0.00	\$350,871.42
Program Income Drawdown	\$0.00	\$38,205.31
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$389,076.73
Camden Redevelopment Agency	\$0.00	\$389,076.73
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
Match Contributed	\$0.00	\$256,445.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 105-Lutheran Social Ministries -No updates from last reporting period. Project leased (2) units to qualified renters. Project close out completed.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
#Energy Star Replacement	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)	0	0/8
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4
#Sites re-used	0	0/4
#Units deconstructed	0	0/0
#Units & other green	0	0/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh106

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$536,615.80
Total Budget	(\$55,510.20)	\$536,615.80
Total Obligated	(\$55,510.20)	\$536,615.80
Total Funds Drawdown	\$0.00	\$536,615.80
Program Funds Drawdown	\$0.00	\$536,615.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$450.00
Total Funds Expended	\$0.00	\$592,126.00
Camden Redevelopment Agency	\$0.00	\$592,126.00
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 108 & 109-Camden Rehab 2
Construction completed, all 11 units sold, reconciliation and close out of project conducted in this quarter. Expect cost certification for project. NSP2 advanced \$465,074 in construction developer subsidy. Of the 11 rehab units in this project – 6 units were completed by the end of the 4thquarter 2012, and sold to qualified NSP2 homebuyers. By the end of 1stand 2ndquarters of 2013, 5 remaining units were sold. Of the 11 units, 10 homebuyers each received \$10,000 in NSP2 settlement grants to write down the cost of purchase (all households at or below 80% AMI) and 1 household received \$5,000 NSP2 settlement grant (above 80% AMI). A total of \$115,000 in NSP2 settlement grants.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement	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)	0	0/10
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh107

Activity Title: Coopers Hill Phase 1A

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

M & M Development LLC

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,610,189.00
Total Budget	\$0.00	\$1,610,189.00
Total Obligated	\$0.00	\$1,610,189.00
Total Funds Drawdown	\$104,686.50	\$1,610,189.00
Program Funds Drawdown	\$104,686.50	\$1,508,302.90
Program Income Drawdown	\$0.00	\$101,886.10
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,610,189.00
Camden Redevelopment Agency	\$0.00	\$1,610,189.00
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:

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	0/25
#Energy Star Replacement	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)	0	0/50
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/25
#Units with solar panels	0	0/0
#Low flow toilets	0	0/50
#Low flow showerheads	0	0/50
#Units with bus/rail access	0	0/25
#Units exceeding Energy Star	0	0/25
#Sites re-used	0	0/25
#Units deconstructed	0	0/0
#Units & other green	0	0/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25
# of Singlefamily Units	0	0/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/25	0/25	0
# Owner Households	0	0	0	0/0	0/25	0/25	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: Reh108

Activity Title: Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$84,052.78
Total Budget	\$0.00	\$84,052.78
Total Obligated	\$0.00	\$98,978.90
Total Funds Drawdown	\$8,729.26	\$84,052.78
Program Funds Drawdown	\$8,729.26	\$84,052.78
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$98,978.90
Camden Redevelopment Agency	\$0.00	\$98,978.90
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$2,726,250.00

Activity Description:

Rehab of 8 units of forsale housing. This activity, includes staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for NSP 2 grant. TRF will underwrite grants/loans to project. CRA will monitor and review project activities for NSP 2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP 2 reporting requirements.

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 -Construction completed, all 11 units sold, reconciliation and close out of project conducted in this quarter. Expect cost certification for project. NSP2 advanced \$465,074 in construction developer subsidy. Of the 11 rehab units in this project – 6 units were completed by the end of the 4th quarter 2012, and sold to qualified NSP2 homebuyers. By the end of 1st and 2nd quarters of 2013, 5 remaining units were sold. Of the 11 units, 10 homebuyers each received \$10,000 in NSP2 settlement grants to write down the cost of purchase (all households at or below 80% AMI) and 1 household received \$5,000 NSP2 settlement grant (above 80% AMI). A total of \$115,000 in NSP2 settlement grants.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/10
#Energy Star Replacement	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	3/10
#Replaced hot water heaters	0	3/10
#Light Fixtures (indoors) replaced	0	0/100
#Light fixtures (outdoors)	0	0/20
#Refrigerators replaced	0	0/10
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	2/10
#Units with solar panels	0	0/0
#Low flow toilets	0	6/20
#Low flow showerheads	0	3/20
#Units with bus/rail access	0	3/10
#Units exceeding Energy Star	0	0/10
#Sites re-used	0	3/10
#Units deconstructed	0	0/0
#Units & other green	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/8
# of Singlefamily Units	0	3/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/0	0/8	4/8	100.00
# Owner Households	0	0	0	4/0	0/8	4/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh109

Activity Title: Camden Rehab 2

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

St. Josephs Carpenters Society

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$381,021.10
Total Budget	\$0.00	\$381,021.10
Total Obligated	\$0.00	\$381,021.10
Total Funds Drawdown	\$0.00	\$381,021.10
Program Funds Drawdown	\$0.00	\$302,439.14
Program Income Drawdown	\$0.00	\$78,581.96
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$381,021.10
Camden Redevelopment Agency	\$0.00	\$381,021.10
St. Josephs Carpenters Society	\$0.00	\$0.00
Match Contributed	\$0.00	\$908,750.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 108 & 109-Camden Rehab 2 -Construction completed, all 11 units sold, reconciliation and close out of project conducted in this quarter. Expect cost certification for project. NSP2 advanced \$465,074 in construction developer subsidy. Of the 11 rehab units in this project – 6 units were completed by the end of the 4th quarter 2012, and sold to qualified NSP2 homebuyers. By the end of 1st and 2nd quarters of 2013, 5 remaining units were sold. Of the 11 units, 10 homebuyers each received \$10,000 in NSP2 settlement grants to write down the cost of purchase (all households at or below 80% AMI) and 1 household received \$5,000 NSP2 settlement grant (above 80% AMI). A total of \$115,000 in NSP2 settlement grants.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/9
#Energy Star Replacement	0	10/81
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	1/9
#Efficient AC added/replaced	0	1/9
#Replaced thermostats	0	4/9
#Replaced hot water heaters	0	4/9
#Light Fixtures (indoors) replaced	0	11/90
#Light fixtures (outdoors)	0	2/18
#Refrigerators replaced	0	1/9
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/9
#Units with solar panels	0	0/0
#Low flow toilets	0	8/27
#Low flow showerheads	0	4/18
#Units with bus/rail access	0	4/9
#Units exceeding Energy Star	0	1/9
#Sites re-used	0	4/9
#Units deconstructed	0	0/0
#Units & other green	0	1/9
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/9
# of Singlefamily Units	0	4/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/9	1/0	4/9	100.00
# Owner Households	0	0	0	3/9	1/0	4/9	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: Reh110

Activity Title: REO's

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$112,997.00
Total Budget	\$0.00	\$112,997.00
Total Obligated	\$0.00	\$115,988.00
Total Funds Drawdown	\$0.00	\$107,014.00
Program Funds Drawdown	\$0.00	\$107,014.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$115,988.00
Camden Redevelopment Agency	\$0.00	\$115,988.00
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:

Project Name/Title: Reh 110-East Camden Rehab Project - Work continues on the three remaining NSP units. Construction completion is expected 10/2013. Work remaining includes all interior finishes including sheetrock, interior doors and trim, kitchen cabinets and appliances, painting, carpeting, ceramic tile, electrical fixtures, bathroom and kitchen fixtures; exterior work includes street water and sewer line attachments, porch columns and ceilings, gutters and downspouts, painting, curbs, sidewalks, grading, and where applicable, driveways, fencing, topsoil and landscaping.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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





Grantee Activity Number: Reh111

Activity Title: LIHTC

Activity Category:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	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	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$3,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,000,000.00
Camden Redevelopment Agency	\$0.00	\$3,000,000.00
Match Contributed	\$0.00	\$22,930,900.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Project Name/Title: Reh 111-Tax Credit Project-Meadows @ Pyne Poynt
Project development closed out. This is a 40-Unit LIHTC project, which includes among its financing a \$3,000,000 NSP 2 loan that will be repayable in 30 years at an interest rate of 1.99% per annum.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,204,818.68
Total Budget	\$2,311.69	\$1,204,818.68
Total Obligated	\$2,311.69	\$813,788.77
Total Funds Drawdown	\$60,483.25	\$760,669.19
Program Funds Drawdown	\$60,483.25	\$759,634.97
Program Income Drawdown	\$0.00	\$1,034.22
Program Income Received	\$0.00	\$208,128.45
Total Funds Expended	\$0.00	\$811,477.08
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:



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Reh113

Activity Title: Housing Counseling-SJCS &NHS

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties that have

Projected End Date:

02/12/2013

Completed Activity Actual End Date:

Responsible Organization:

Camden Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$100,832.59
Total Budget	(\$825.60)	\$100,832.59
Total Obligated	(\$825.60)	\$107,174.40
Total Funds Drawdown	\$0.00	\$100,832.59
Program Funds Drawdown	\$0.00	\$88,315.21
Program Income Drawdown	\$0.00	\$12,517.38
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$108,000.00
Camden Redevelopment Agency	\$0.00	\$108,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Housing Counseling-Reh 113-SJCS & NHS - SJCS & NHS continue to work with clients that have signed purchase agreements for NSP2 homes. SJCS and NHS provide homeowner education, individual counseling and assists families and households in the context of both pre- and post- purchase counseling. SJCS continues to maintain a 1-800 telephone line. The line is averaging 2 calls a week. All callers receive information on all NSP2 assisted units that are available for sale. Marketing and pre-sale of units is ongoing and remains challenging. By end of the 3rd quarter, of the 58 NSP2 homeownership units that are being developed by our partners, 24 rehab and newly constructed units were sold to qualified NPS2 homebuyers. A total of \$_____ in NSP2 grant funds were provided to homebuyers as an incentive for making a NSP2 home purchase and extending affordability (\$10,000 for households earning less than 80% AMI and \$5,000 for those earning less than 120% AMI).



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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