

**Grantee: Camden Redevelopment Agency**

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

**April 1, 2010 thru June 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:**

No QPR Contact Found

## Disasters:

### Declaration Number

NSP

## Narratives

### Executive Summary:

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

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

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

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

### Target Geography:

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

### Program Approach:

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

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

## Consortium Members:

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

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

## How to Get Additional Information:

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

Overall	This Report Period	To Date
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
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

- Participated in several webinar training sessions for NSP 2 grant.
- Conducted a number of meetings with all members of consortium to provide updates and share information on the NSP2 program.

### Site Identification

- Modified and redefined project sites for rehab and new construction with consortium partners and private developer partners.

### Environmental Review

- Reviewed and approved a short list of firms to conduct Environmental Reviews.
- Sought local approvals to support of several NSP 2 pipeline projects, related to property identification, license agreements, Payment In Lieu of Taxes, letters of support, and transfer.

### Reporting Requirements

- Submitted DRGR Action Plan.
- Submitted FederalReporting.gov
- Submitted 1st DRGR Qtrly. report

### Section 3 Compliance

Began taking steps for preparations of Section 3 Compliance Plan.

## 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:**

Planned

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,092,689.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,092,689.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

The CRA's NSP2 action plan has been revised, submitted, and approved. The Consortium Agreements between the CRA and members have been submitted timely and is pending HUD approval.

**Site identification**

Identified project sites for rehab and new construction with consortium members and private developer partners within Census tracts 6003, 6007, 6008. Site selection within Census Tract 6008 (North Camden) for a 40-unit multifamily tax credit project and developer selection completed.

Agreements with private developers for a 40-unit tax credit project in 6008 and a homeownership project in 6003 will be finalized in the next 45 days.

**Environmental Assessments**

Environmental review records nearing completion for tax credit project in census tract 6008. Approach to environmental review is underway for 1) project specific reviews in Census tract 6007 (North Camden) and 6003 (Cooper Plaza neighborhood) and 2)

tier-wide review in 6003 (Lanning Square neighborhood) and expect completion within 30-45 days.

Leverage funding activities &ndash State housing production programs.

40-unit multifamily project &ndash assisted developer/partner to secure local approvals, including planning board, city council, and CRA board, for April tax credit submission.

Homeownership projects - Working with (3) consortium members to secure local approvals for applications that will be submitted to state HMFA and DCA for construction/subsidy financing in September 2010.

(3) CRA staff participated in CDBG training held in Philadelphia, and continue to participate in topical webinars. Conduct recurring meetings with consortium members Housing Authority of Camden as opportunities for peer learning exchanges. Provide updates and share information on NSP2 program.

Section 3 Compliance - HACC is working with CRA on policy and procedures for Section 3 compliance plan that will be adopted and implemented for NSP2. The plan will provide for HACC eligible Section 3 resident and youthbuild preferences, and networking with the area&rsquos training organizations. Section 3 compliance plan targeted for adoption by CRA board at the September 2010 meeting.

Reporting Requirements

DRGR Action Plan completed, and approved.

First DRGR quarterly report completed and submitted.

Second DRGR quarterly report completed and submitted.

Federal reporting on NSP2 grant for the 2nd quarter completed.

## 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

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<b>Grantee Activity Number:</b>	<b>D101</b>
<b>Activity Title:</b>	<b>Demolition Cooper Plaza</b>

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Planned

**Project Number:**

D100

**Project Title:**

Demolition

**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:**

City of Camden

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$310,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$310,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
City of Camden	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

Camden, NJ Census tracts 6003, 6007, 6008

**Activity Progress Narrative:**

Identified 2 properties in Census Tract 6008 for demolition as part of the LSM pipeline project. CRA in the process of preparing Environmental Review Scope of work for this project, so that a firm can be selected from the recently approved list of Environmental Review consultants.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/10
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/10

## Beneficiaries Performance Measures

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

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**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:**

Planned

**Project Title:**

Financial Mechanisms

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

The Reinvestment Fund

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
The Reinvestment Fund	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

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

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total

# of Housing Units

0

0/55

## Beneficiaries Performance Measures

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

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**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

**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**

**Apr 1 thru Jun 30, 2010**

**To Date**

	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$800,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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.

**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:**

Prepared Scope of work for Environmental Review contractor to be selected from recently approved list of Environmental Review consultants.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	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	

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<b>Grantee Activity Number:</b>	<b>LB102</b>
<b>Activity Title:</b>	<b>Cooper Plaza Greening</b>

**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:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Greater Camden Partnership

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$400,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$400,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Greater Camden Partnership	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Entered into a Service Agreement with Greater Camden Partnership. Identified the lots and structures that will be greened and secured and subject to the Service Agreement. Selection of Environmental Review Consultant underway.

**Accomplishments Performance Measures**

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

## 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

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**Grantee Activity Number:** Reh101  
**Activity Title:** 3 Corners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**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	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$217,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$217,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Identified properties within census tract 6007 (North Camden) to be included in 3 Corners (Tres Esquinas) project.
- Submitted a TA request for environmental review.
- Environmental assessments for project to be submitted to CRA within 30- 45 days.
- Executed license agreement allowing for subsurface investigations to be conducted.
- NP completed project timeline, and development budgets as well as application to DCA for additional subsidy/funding, and NSP 2 grant reports.
- TRF has begun its review for construction financing.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	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 Total 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:**

Planned

**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**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$217,500.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$217,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Lutheran Housing Corporation	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Identified properties within census tract 6007 (North Camden) to be included in 3 Corners (Tres Esquinas) project.
- Submitted a TA request for environmental review.
- Environmental assessments for project to be submitted to CRA within 30- 45 days.
- Executed license agreement allowing for subsurface investigations to be conducted.
- NP completed project timeline, and development budgets as well as application to DCA for additional subsidy/funding, and NSP 2 grant reports.
- TRF has begun its review for construction financing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5

#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 Total 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	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$48,750.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$48,750.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site selection pending within census tract 6003 (Cooper Plaza neighborhood) to be included in Nueva Vida Phase 2 project.
- Submitted a TA request for environmental review.
- Environmental assessments for Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- NP completed NSP2 grant reporting and project timeline.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/1
<b>#Energy Star Replacement Windows</b>	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 Total	Cumulative Actual Total / Expected 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 Total 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**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$146,250.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$146,250.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
Cramer Hill Community Hill Development Corp	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site selection pending within census tract 6003 (Cooper Plaza neighborhood) to be included in Nueva Vida Phase 2 project.
- Submitted a TA request for environmental review.
- Environmental assessments for Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- NP completed NSP2 grant reporting and project timeline

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/3
<b>#Energy Star Replacement Windows</b>	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 Total	Cumulative Actual Total / Expected 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 Total 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

**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 - LH - 25% Set-Aside

**Responsible Organization:**

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$221,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$221,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site selection completed within census tract 6007 and 6008 (North Camden).
- Submitted a TA request for environmental review.
- Environmental assessments for project to be submitted to CRA within 30- 45 days.
- NP completed building conditions report and rehab assessment, project timeline, and development budgets as well as NSP 2 grant reports.
- HOME funds for subsidy layering to be considered as well.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/4

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

**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 - LH - 25% Set-Aside

**Responsible Organization:**

M & M Development LLC

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$270,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$270,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site identification complete within census tract 6003 (Cooper Plaza neighborhood).
- Submitted a TA request for environmental review.
- Environmental assessments of Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- Assisted for profit developer to secure local approvals from the historic review commission, planning board, city council, and CRA board. Application to be submitted to State HMFA for construction financing/subsidy/and homebuyer end loans. Submission due September 2010.
- Agreements with developer to be finalized within 30 days.
- For profit developer completed NSP2 reporting requirements, project timeline, development budgets.
- TRF has begun its review for construction financing.

## 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 Total 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:**

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:**

M & M Development LLC

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,350,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,350,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
M & M Development LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site identification complete within census tract 6003 (Cooper Plaza neighborhood).
- Submitted a TA request for environmental review.
- Environmental assessments of Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- Assisted for profit developer to secure local approvals from the historic review commission, planning board, city council, and CRA board. Application to be submitted to State HMFA for construction financing/subsidy/and homebuyer end loans. Submission due September 2010.
- Agreements with developer to be finalized within 30 days.
- For profit developer completed NSP2 reporting requirements, project timeline, development budgets.
- TRF has begun its review for construction financing.

## 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 Total 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:**

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:**

St. Josephs Carpenters Society

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$425,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$425,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
St. Josephs Carpenters Society	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 identification nearly complete within census tract 6003 (Cooper Plaza neighborhood).
- Submitted a TA request for environmental review.
- Environmental assessment of the Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- Assisted NP to secure city council and CRA board approvals. Application to be submitted to State HMFA for construction financing/subsidy/and homebuyer end loans. Submission due September 2010.
- NP completed NSP2 reporting requirements, project timeline, and development budgets.
- TRF has begun its review for construction financing.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/10

#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 Total 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:**

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 - LH - 25% Set-Aside

**Responsible Organization:**

VOADV Property Inc

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$195,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$195,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
VOADV Property Inc	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 identification nearly complete within census tract 6003 (Cooper Plaza neighborhood).
- Submitted a TA request for environmental review.
- Environmental assessment of the Cooper Plaza neighborhood to be submitted to CRA within 30- 45 days.
- Assisted NP to secure city council and CRA board approvals. Application to be submitted to State HMFA for construction financing/subsidy/and homebuyer end loans. Submission due September 2010.
- NP completed NSP2 reporting requirements, project timeline, and development budgets.
- TRF has begun its review for construction financing.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	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 Total 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:** 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:**

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**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

- Site identification completed within census tract 6008 (North Camden).
- Submitted a TA request for environmental review.
- Environmental review now complete, except for the topographical survey.
- Environmental reports to be uploaded to TA within the week, and HUD thereafter.
- CRA assisted developer to secure local approvals for tax credit application submission to State HMFA, including a payment in lieu of taxes agreement w/City, planning board, city council, and CRA board approvals. Developer is a joint venture b/t Ingerman Affordable Housing and Respond, Inc. Tax credit awards to be announced within 30 &ndash; 45 days.
- Agreements with developer to be finalized within 60 days.
- Developer completed NSP2 reporting requirements, project timeline, and development budgets.

**Accomplishments Performance Measures**

**This Report Period**

**Total**

**Cumulative Actual Total / Expected**

**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 Total	Cumulative Actual Total / Expected 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 Total 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	

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

N/A

**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,280,198.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,280,198.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
Camden Redevelopment Agency	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Met with banking partner to discuss financing of projects for the Homeownership groups as well as identify the type of financing the projects need. Begun the drafting of underwriting guidelines. Begun taking steps to create model financial documents. Engaged an attorney to help create model documents.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow showerheads</b>	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

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