

**Grantee: Camden Redevelopment Agency**

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

**October 1, 2010 thru December 31, 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	\$39,276.23	\$39,276.23
Program Funds Obligated	\$100,000.00	\$100,000.00
Program Funds Expended	\$79,372.71	\$79,372.71
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	\$39,276.23
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:

### Administration

Since the last report the following progress has been made:

Site Control/Assembly: additional sites were identified for rehabilitation and/or new construction & land banking activities.

Environmental Review Records – Project Specific and Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) and 6003 (Cooper/Lanning) are ongoing. Project Specific Reviews – Form 4128/TA 3113 (North Camden) Meadows, a 40-unit new construction multi-family project, is in HUD review. Status: State DEP approved Project. 1/2011 additional documents submitted to HUD for review. Environmental Review Firms, engaged for Form 4128 related work completed in January 2011, and will be submitted within 2 weeks. Tier Environmental review for the Lanning Square (Census Tract 6003) completed in January 2011, and will be submitted to HUD within 2 weeks.

Section 3 Compliance: Collaboration among the CRA, Housing Authority (also, a NSP 2 grant recipient), and local workforce development providers continues for Section 3 program and related strategies for employment of Section 3 qualified and job ready residents. CRA board adopted a Section 3 Program, Policy and Procedures in 12/2010. A Section 3 work group was formed to develop a local resident job-ready labor pool for NSP 2 work. Completing for March 2011 delivery, a database of Section 3 qualified businesses for posting on City and CRA website. Sources include the City, County, State, and contractor/sub-contractor associations.

Real Estate Asset Management Program (RAMP): CRA will complete in February 2011 a RAMP policy and procedures manual (governing both existing CRA owned and NSP 2 properties), including properties that will land banked. CRA will seek board adoption of policy and procedures manual in March 2011. CRA and a legal intern engaged in researching best practices, involving vacant property and land management; which research is continuing.

Leverage Funds: 3 NSP 2 applications for scattered site rehab and new construction housing projects were submitted to State housing production programs. All favorably reviewed; 2 funded projects expected by March 2011.

Model Closing Document Preparation – Status of closing documents (developer agreements, loan agreements, and mortgages, notes, disbursement, and/or subordination agreements) for NSP 2 single family and multi-family construction/permanent loan transactions as well as subsidy lien documents for individual single family NSP 2 home purchases. Multi-family documents complete by February 2011. Single Family documents will be completed by March 2011.

Evaluation NSP 2 Grant Impact: The Reinvestment Fund (TRF) completed in November 2010 a logic model to evaluate and measure the impact of CRA NSP 2 grant funds. TRF presented this to CRA, HACC, and Consortium members during the 4th quarter for comments as to the approach for collecting data, and evaluating existing market conditions and outcomes. TRF will complete an evaluation model for HACC that is tailored to the HACC’s NSP 2 grant by February 2011.

### Reporting Requirements

Submitted 3rd Qtr. 2010 Federal Reporting.gov Report

Submitted 3rd Qtr. 2010 DRGR Quarterly Report

Underwriting and Closing Policy and Procedures for multi-family and single family programs are under review, for completion in February 2011.

## 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	\$39,276.23	\$1,192,689.00	\$39,276.23
Cancelled100, Cancelled Activities	\$0.00	\$0.00	\$0.00
D100, Demolition	\$0.00	\$310,000.00	\$0.00
FM100, Financial Mechanisms	\$0.00	\$350,000.00	\$0.00
HC100, Housing Counseling	\$0.00	\$75,000.00	\$0.00

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

## Activities

**Grantee Activity Number:** A101

**Activity Title:** CRA Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

A100

**Project Title:**

Administration

**Projected Start Date:**

02/12/2010

**Projected End Date:**

02/12/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Camden Redevelopment Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<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>	\$39,276.23	\$39,276.23
<b>Program Funds Obligated</b>	\$100,000.00	\$100,000.00
<b>Program Funds Expended</b>	\$79,372.71	\$79,372.71
Camden Redevelopment Agency	\$79,372.71	\$79,372.71
<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:**

Environmental Review Records & Project Specific & Tiered Environmental Reviews in Census Tracts 6007, 6008 (North Camden) & 6003 (Cooper/Lanning) are ongoing. Project Specific Reviews & Form 4128/TA 3113 (North Camden) Meadows, a 40-unit new construction multi-family project, is in HUD review. Status: State DEP approved Project. 1/2011 additional documents submitted to HUD for review. Environmental Review Firms, engaged for Form 4128 related work completed in Jan 2011, & will be submitted within 2 weeks. Tier Environmental review for the Lanning Square (Census Tract 6003) completed in Jan 2011, & will be submitted to HUD within 2 weeks.

Section 3 Compliance: Collaboration among the CRA, Housing Authority (also, a NSP 2 grant recipient), and local workforce development providers continues for Section 3 program and related strategies for employment of Section 3 qualified and job ready residents. CRA board adopted a Section 3 Program, Policy and Procedures in 12/2010. A Section 3 work group was formed to develop a local resident job-ready labor pool for NSP 2 work. Completing for March 2011 delivery, a database of Section 3 qualified businesses for posting on City and CRA website. Sources include the City, County, State, and contractor/sub-contractor associations.

Real Estate Asset Management Program (RAMP): CRA will complete in February 2011 a RAMP policy and procedures manual (governing both existing CRA owned and NSP 2 properties), including properties that will land banked. CRA will seek board

adoption of policy and procedures manual in March 2011. CRA and a legal intern engaged in researching best practices, involving vacant property and land management; which research is continuing.

Leverage Funds: 3 NSP 2 applications for scattered site rehab and new construction housing projects were submitted to State housing production programs. All favorably reviewed; 2 funded projects expected by March 2011.

Model Closing Document Preparation &ndash Status of closing documents (developer agreements, loan agreements, and mortgages, notes, disbursement, and/or subordination agreements) for NSP 2 single family and multi-family construction/permanent loan transactions as well as subsidy lien documents for individual single family NSP 2 home purchases. Multi-family documents complete by February 2011. Single Family documents will be completed by March 2011.

Site Identification

- Modified & redefined project sites for rehab and new construction with consortium partners & private developer partners.
- Identified sites to be acquired for City of Camden NSP2 Land bank.

Environmental Review

- Communicated with HUD Philadelphia regarding ERR submission & administrative practices.
- Submitted the preliminary draft of ERR for the TLFC landbank properties.
- Submitted final component for the Meadows @ Pyne Poynt Project to HUD.

Section 3 Compliance

- Completed the NSP2 Section 3 Plan for CRA
- Developed a resource pool of local residents that could be hired to perform a variety of duties for the City of Camden

Redevelopment Agency pipeline projects

CRA let a RFP to hire a Section 3 Consultant to monitor & effectuate Section 3 Compliance.

## 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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**Grantee Activity Number:** LB104

**Activity Title:** Land Bank Program Delivery Costs

**Activity Category:**

Disposition

**Activity Status:**

Planned

**Project Number:**

LB100

**Project Title:**

Land Banking

**Projected Start Date:**

02/12/2010

**Projected End Date:**

02/12/2013

**Benefit Type:**

Direct Benefit

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Camden Redevelopment Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$970,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$970,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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, 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:**

As part of the Real Estate Asset Management Program (RAMP), CRA procedures and operations are to be adopted in March 2011, and these will govern the land bank as well. As part of RAMP, CRA GIS, data management, and real estate staff continue its look at operations planning for property maintenance and vacant land management strategies. Interim land uses, such as, open space, and parking are significant issues for Census Tract 6003 (Cooper/Lanning) as it redevelops. Field surveys to verify property conditions within the CRA property inventory and database are planned for 2nd quarter 2011. CRA RAMP and Website redesign will be completed by February 2011. Approach: RAMP will provide transparency and public accessibility to CRA Property Inventory. Status of Activity: New Web host procured, redesign underway, and software identified. RAMP/CRA property inventory database in development, particularly, for integration of the CRA Property Inventory on the website for public accessibility.

Leading to Acquisition of Property &ndash CRA continues to work with its attorneys and those for the State's Tax Lien Financing Corporation (TLFC), and the servicer of its Portfolio, for CRA to acquire 150 +/- foreclosures (land/unoccupied structures). Status of Acquisition Closing Process: CRA and TLFC attorneys established closing process, including title review, property valuation, but several documents were determined to require TLFC board approval of terms prior to execution. TLFC board tentatively scheduled to meet in 2/2011. Closing on first 60 properties from the TLFC to CRA now scheduled for March 2011. Delay in acquisition due to lack of appointment(s) to the TLFC board, and now that board appointment(s) were made in 12/2010, scheduling TLFC Board Meeting.

Environmental Firm engaged, and ERR reviews (Project Specific Review &ndash TA # 3832) for first 60 properties scheduled for completion 1/2011, and HUD submission within 2 weeks. Tiered review (Part of Census Tract 6003 TA # 3833) completion



scheduled 1/2011, and HUD submission within 2 weeks. After HUD approves ERR submission, CRA will then acquire properties from TLFC. TLFC to CRA acquisition closing scheduled for March 2011.

## Accomplishments Performance Measures

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

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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**Grantee Activity Number:** Reh101

**Activity Title:** 3 Corners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Camden Lutheran Housing Corporation

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

- Completed Phase 2 site investigations and findings identified one (residential) underground storage tank, but no surrounding soil contamination.
- Completed Soil and foundation engineering report.
- Received preliminary site plan and major subdivision approval from City of Camden Planning Board in November 2010.
- City of Camden Planning Board approved a request to vacate an alley on Block 38 within the Project Site in December 2011.
- Submitted application to Department of Planning for Final Site Plan and Major Subdivision for January 2011 Planning Board Meeting.
- Meeting held with NJ DCA Division of Housing staff, regarding the State HOME funds application. Commitment to be secured by end of the quarter.

**Financing Approvals:**

City of Camden HOME Funds for Project in the amount of \$108,765.00. Target completion of project financing (State HOME Funds commitment) by end of the quarter.

Reports timely submitted and NP updated project schedule, and development budgets.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh102

**Activity Title:** 3 Corners

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Camden Lutheran Housing Corporation

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

Completed Phase 2 site investigations and findings identified one (residential) underground storage tank, but no surrounding soil contamination.

- Completed Soil and foundation engineering report.
- Received preliminary site plan and major subdivision approval from City of Camden Planning Board in November 2010.
- City of Camden Planning Board approved a request to vacate an alley on Block 38 within the Project Site in December 2011.
- Submitted application to Department of Planning for Final Site Plan and Major Subdivision for January 2011 Planning Board Meeting.
- Meeting held with NJ DCA Division of Housing staff, regarding the State HOME funds application. Commitment to be secured by end of the quarter.

**Financing Approvals:**

City of Camden HOME Funds for Project in the amount of \$108,765.00. Target completion of project financing (State HOME Funds commitment) by end of the quarter.

Reports timely submitted and NP updated project schedule, and development budgets

## Accomplishments Performance Measures

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

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

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

- Conducted site reviews of various properties for project consideration.
- o Five parcels identified within Census Tract 6003 (Cooper/Lanning), and all properties deemed suitable for redevelopment.
- Completed project concept, providing for redevelopment of 5 vacant lots for residential use as 4 new construction single family dwellings, and once completed, properties will be sold to NSP 2 qualified purchasers.
- Established preliminary development budgets.
- Seeking additional project funding from City of Camden HOME Program, Federal Home Loan Bank, and a local foundation.

**Update on Project Site:**

Site Control: A March 2011 real estate closing is scheduled between the CRA and the Tax Lien Financing Corporation (TLFC). Also, in March CRA will seek to designate Cramer Hill CDC as redeveloper of these parcels, and enter into a redevelopment agreement with the organization.

Environmental Reviews: (Project Specific Review &ndash TA # 3832) The 5 properties identified by Cramer Hill CDC, and site approved by CRA, are included within the batch of 60 properties scheduled for completion by an environmental firm engage by an CRA in 1/2011. A submission will be made to HUD within 2 weeks.

Reports timely submitted and NP provided Preliminary Project concept and development budgets.

## Accomplishments Performance Measures

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

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

## Beneficiaries Performance Measures

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

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

- Conducted site reviews of various properties for project consideration.
- o Five parcels identified within Census Tract 6003 (Cooper/Lanning), and all properties deemed suitable for redevelopment.
- Completed project concept, providing for redevelopment of 5 vacant lots for residential use as 4 new construction single family dwellings, and once completed, properties will be sold to NSP 2 qualified purchasers.
- Established preliminary development budgets.
- Seeking additional project funding from City of Camden HOME Program, Federal Home Loan Bank, and a local foundation.

**Update on Project Site:**

Site Control: A March 2011 real estate closing is scheduled between the CRA and the Tax Lien Financing Corporation (TLFC). Also, in March CRA will seek to designate Cramer Hill CDC as redeveloper of these parcels, and enter into a redevelopment agreement with the organization.

Environmental Reviews: (Project Specific Review &ndash TA # 3832) The 5 properties identified by Cramer Hill CDC, and site approved by CRA, are included within the batch of 60 properties scheduled for completion by an environmental firm engage by an CRA in 1/2011. A submission will be made to HUD within 2 weeks.

Reports timely submitted and NP provided Preliminary Project concept and development budgets.



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/3	
#Energy Star Replacement Windows	0		0/30	
#Additional Attic/Roof Insulation	0		0/0	
#High efficiency heating plants	0		0/0	
#Efficient AC added/replaced	0		0/3	
#Replaced thermostats	0		0/3	
#Replaced hot water heaters	0		0/3	
#Light Fixtures (indoors) replaced	0		0/30	
#Light fixtures (outdoors) replaced	0		0/6	
#Refrigerators replaced	0		0/3	
#Clothes washers replaced	0		0/0	
#Dishwashers replaced	0		0/3	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/12	
#Low flow showerheads	0		0/3	
#Units with bus/rail access	0		0/3	
#Units exceeding Energy Star	0		0/3	
#Sites re-used	0		0/3	
#Units deconstructed	0		0/0	
#Units & other green	0		0/3	

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh105

**Activity Title:** LSM-North Camden

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

- Selected contractor to perform demolition of 2 units on York St. CAI Builder's a registered small business will be the contractor.
- Submitted a TD Bank grant program application. TD Bank grant program targeted for neighborhood stabilization.
- Submitting Federal Home Loan Bank application.
- Continued work with architect and contractor to establish budgets for rehab of 2 units on Byron and N. 10th Street.
- Next steps: Refine Project Development Budget for demolition and rehab of units by the end of the quarter.

**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
<b>#Energy Star Replacement Windows</b>	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
# of Singlefamily Units	0	0/4

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh106

**Activity Title:** Coopers Hill Phase 1A

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

M & M Development LLC

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

Proposed redevelopment project in Census Tract 6003, includes 6 vacant/unoccupied dwellings homes, and new construction of 24 new homes on vacant parcels. Sites owned by CRA and a non-profit subsidiary of NJHMFA. Conditional option agreement entered into b/t developer and CRA for property acquisition. CRA board authorized action at its August 2010 Meeting.

Local Approvals &ndash All required municipal approvals, such as, Planning Board approvals for Site Plan and Subdivision plans and local historic preservation board approvals received August 2010.

Phase I Environmental Review &ndash Developer engaged firm to conduct a Phase 1 Environmental Review (a State funding requirement), and conclusions reached a Phase 2 environmental assessment is not required.

Financing/Leveraging &ndash TDC - \$10.5MM.

Other sources.

- Economic Recovery Board approved a subordinate loan for development - \$1,540,000.
- NJ HMFA CHOICE Program provides funds for capital write down funds- \$2,000,000, and construction loan financing -

\$2,499,860.

- Developer submitted application to the NJHMFA in September 2010. NJHMFA staff is recommending project be approved for March 2011 board approval.
- TRF (The Reinvestment Fund) - issued provided term sheet for its construction loan of \$2,499,860.

#### Marketing and Sales

Agreement reached with local realtor (Remax's Camden, NJ office) to market project. Marketing plan is a deliverable to the CRA.

Status of ERR – Environmental Review Firm engaged for Form 4128 related work will complete work in January 2011, and will be submitted to HUD within 2 weeks.

## 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
# of Singlefamily Units	0	0/5

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** Reh107

**Activity Title:** Coopers Hill Phase 1A

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

M & M Development LLC

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

Proposed redevelopment project in Census Tract 6003, includes 6 vacant/unoccupied dwellings homes, and new construction of 24 new homes on vacant parcels. Sites owned by CRA and a non-profit subsidiary of NJHMFA. Conditional option agreement entered into b/t developer and CRA for property acquisition. CRA board authorized action at its August 2010 Meeting.

Local Approvals &ndash All required municipal approvals, such as, Planning Board approvals for Site Plan and Subdivision plans and local historic preservation board approvals received August 2010.

Phase I Environmental Review &ndash Developer engaged firm to conduct a Phase 1 Environmental Review (a State funding requirement), and conclusions reached a Phase 2 environmental assessment is not required.

Financing/Leveraging &ndash TDC - \$10.5MM.

Other sources.

- Economic Recovery Board approved a subordinate loan for development - \$1,540,000.
- NJ HMFA CHOICE Program provides funds for capital write down funds- \$2,000,000, and construction loan financing -

\$2,499,860.

- Developer submitted application to the NJHMFA in September 2010. NJHMFA staff is recommending project be approved for March 2011 board approval.
- TRF (The Reinvestment Fund) - issued provided term sheet for its construction loan of \$2,499,860.

**Marketing and Sales**

Agreement reached with local realtor (Remax’s Camden, NJ office) to market project. Marketing plan is a deliverable to the CRA.

Status of ERR – Environmental Review Firm engaged for Form 4128 related work will complete work in January 2011, and will be submitted to HUD within 2 weeks.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25
#Energy Star Replacement Windows	0	0/400
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/25
#Replaced thermostats	0	0/25
#Replaced hot water heaters	0	0/25
#Light Fixtures (indoors) replaced	0	0/250
#Light fixtures (outdoors) replaced	0	0/50
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/25
#Units with solar panels	0	0/0
#Low flow toilets	0	0/50
#Low flow showerheads	0	0/50
#Units with bus/rail access	0	0/25
#Units exceeding Energy Star	0	0/25
#Sites re-used	0	0/25
#Units deconstructed	0	0/0
#Units & other green	0	0/25

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

**Beneficiaries Performance Measures**

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



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** Reh108

**Activity Title:** Camden Rehab 2

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

Reh100

**Project Title:**

Purchase & rehab residential properties that have been

**Projected Start Date:**

02/12/2010

**Projected End Date:**

02/12/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

St. Josephs Carpenters Society

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$425,000.00

**Total CDBG Program Funds Budgeted**

N/A

\$425,000.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Funds Obligated**

\$0.00

\$0.00

**Program Funds Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

**Site Control**

Sites have been identified and a conditional option agreement is in effect.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement) by environmental firm. Conclusions of report; Phase 2 environmental assessment not required.

Finance/Leveraging - NJ HMFA CHOICE Program provides funds for capital write down funds and construction loan financing. Developer submitted application for September 2010 round. NJHMFA approved a funding commitment at its January 2011 board meeting.

Status of ERR - Environmental Review Firm engaged for Form 4128 related work will complete work in January 2011, and will be submitted to HUD within 2 weeks.

Reports timely submitted.

Process financing closing along with other sources/lenders by end of the quarter.

**Accomplishments Performance Measures**

**This Report Period**

**Total**

**Cumulative Actual Total / Expected**

**Total**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh109

**Activity Title:** Camden Rehab 2

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

VOADV Property Inc

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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 Control**

Sites have been identified and a conditional option agreement is in effect.

Phase I Environmental Review - Phase 1 environmental assessment completed (a State funding application requirement) by environmental firm. Conclusions of report; Phase 2 environmental assessment not required.

Finance/Leveraging - NJ HMFA CHOICE Program provides funds for capital write down funds and construction loan financing. Developer submitted application for September 2010 round. NJHMFA approved a funding commitment at its January 2011 board meeting.

Status of ERR - Environmental Review Firm engaged for Form 4128 related work will complete work in January 2011, and will be submitted to HUD within 2 weeks.

Reports timely submitted.

Process financing closing along with other sources/lenders by end of the quarter.

**Accomplishments Performance Measures**

**This Report Period**

**Total**

**Cumulative Actual Total / Expected**

**Total**

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

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh110

**Activity Title:** REO's

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Camden Redevelopment Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$150,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$150,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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 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:**

Explored potential REO opportunities and all CRA staff engaged in the Real Estate Asset Management Program (RAMP), 4 staff members completed 4 related courses offered by Neighborhood Works.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/40
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5

#Light Fixtures (indoors) replaced	0	0/50
#Light fixtures (outdoors) replaced	0	0/10
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/5
#Units with solar panels	0	0/0
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5
#Units deconstructed	0	0/0
#Units & other green	0	0/5

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

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** Reh111

**Activity Title:** LIHTC

**Activity Category:**

Construction of new housing

**Project Number:**

Reh100

**Projected Start Date:**

02/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Camden Redevelopment Agency

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$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:**

Overview of Activity - Construction and civil engineering drawings are now 100% complete. Developer now has all of the land use permits that will be needed to close on the financing of the project and begin construction. The Camden City Building Permit will be obtained in February 2011. CRA, developer, and environmental consultants met with the NJ DEP in December and DEP verbally approved the draft RAW, which is submitted in final form to HUD-Philadelphia for review. Closing on the property and ground breaking is expected to occur before the end of the quarter 2011.

- Multifamily &ndash Meadows Project, awarded tax credits by NJ HMFA in September 2010, and Federal Home Loan Bank of NY/NJ awarded grant in 2010 as well.
- Environmental Reviews - Submitted ERR to HUD Philadelphia Office for review, prepared by environmental consultant of the Developer, for this 40-Unit multifamily tax credit project (Meadows at Pyne Poynt), which will be located in Census Tract 6008. Status of submission: HUD Form 4128 submitted 8/16/10, followed by Meeting with HUD Philadelphia. Office on 9/14/2010 and additional comments requested and, submitted 10/6/2010, in part. Additional comments submitted on January 9, 2011, including a Remedial Action Work plan for the site. State Department of Environmental Protection (DEP) approved RAW 1/2011. Continue team process working with CRA, Developer, Environmental Firm, HUD Philadelphia Office, and DEP to include ERR process.
- Municipal Approvals - Obtained Final Site Plan and Zoning Approval from the Camden City Planning Board in



9/2010. Architectural plans and working drawings now 100% complete. Building permits 1/2011.

Model Closing Document Preparation &ndash Status of multi-family closing documents (developer agreements, loan agreements, and mortgages, notes, disbursement, and/or subordination agreements). Multi-family documents will be completed by February 2011.

Construction at site slated to begin in February/March 2011.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/40	
#Low flow showerheads	0		0/40	
#Units with bus/rail access	0		0/40	
#Units exceeding Energy Star	0		0/40	
#Sites re-used	0		0/1	
#Units & other green	0		0/40	

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

## Beneficiaries Performance Measures

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

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

**Grantee Activity Number:** 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:**

Planned

**Project Title:**

Purchase & rehab residential properties that have been

**Projected End Date:**

02/12/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Camden Redevelopment Agency

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$108,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$108,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</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:**

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

**Location Description:**

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

**Activity Progress Narrative:**

- SJCS is preparing the application for the HUD counseling certification for submission in first quarter 2011. Contact was made with the HUD office.
- Computers installed and upgraded, allowing SJCS to migrate its database activity to CounselorMax, which is a NeighborWorks supported and endorsed client database.

**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	0/75

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

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