

Action Plan

Grantee: Camden Redevelopment Agency

Grant: B-09-CN-NJ-0008

LOCCS Authorized Amount:	\$ 11,926,887.00
Grant Award Amount:	\$ 11,926,887.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,600,000.00
Total Budget:	\$ 13,526,887.00

Funding Sources

Funding Source	Funding Type
NSP-2	Other Federal Funds

Narratives

Executive Summary:

The City of Camden Redevelopment Agency ("CRA") was awarded \$11.9MM in NSP 2 funds for the purchase and redevelopment of abandoned or foreclosed homes or residential properties, returning a minimum of 100 abandoned or foreclosed homes back to productive use. Activities carried out under the NSP2 Program, include land banking, demolition of blighted structures, providing grants/loans for housing redevelopment and closing costs for NSP 2 property purchasers, and housing counseling services within 7 targeted Census Tracts. Areas of need and targeted geographies, include Census Tract 6002 Gateway, 6003 Cooper Plaza/Lanning Square, 6007 Coopers Poynt, 6008 Pyne Point, 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton. The NSP 2 funds have been allocated to the following eligible categories: 10% of NSP2 grant or \$1,192,689 for administration, \$7,629,198 for purchase & rehabilitate residential properties that have been abandoned or foreclosed upon for sale or rent, \$75,000 for Housing Counseling, \$350,000 for Closing Cost Assistance, \$2,370,000 for Landbanking and property disposition, and \$310,000 for Demolition. CRA published a notice in the Courier Post of its intent to apply for NSP 2 funds, which is a newspaper of general circulation. The Notice was posted on the City of Camden's website. No citizen comments were received. CRA's NSP 2 application was supported by the City of Camden, State Department of Treasury, Housing and Mortgage Finance Agency, and Economic Development Authority; institutional anchors included Cooper Health Systems, Rutgers' and Rowan Universities, and the Campbell's Soup Company; and the Non-Profit housing development community.

Target Geography:

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

Program Approach:

The City of Camden Redevelopment Agency ("CRA") along with its non-profit Consortium members and for profit development partners, will implement a Neighborhood Stabilization Plan to acquire and rehabilitate up to 55 units of currently vacant housing that will be sold for homeownership. Forty (40) new units of multifamily housing will be constructed in Census Tract 6008 Pyne Poynt, providing a set aside of 10 units for homeless veterans. In the 6011.02 Rosedale, 6012 Stockton, and 6013 Marlton or East Camden as it is known locally, these area markets have higher median housing prices and ownership relative to other areas of the City. These neighborhoods are threatened by foreclosures, and thus, acquiring vacant REO properties, rehabbing these properties, and returning them to the market for resale will have a stabilizing influence. Five REO properties will be acquired, rehabbed, and resold. Public intervention strategies for vacant land stabilization are key, particularly, in Census Tracts 6003 Cooper Plaza/Lanning Square, 6007 Coopers Point and 6008 Pyne Point. CRA's NSP 2 Program includes the establishment of a land bank, wherein up to 100 properties will be acquired, and thus, future residential development supported, and the site assembly process streamlined. Many of these vacant, blighted properties will be acquired from a State entity that has completed the foreclosure



process, and earmarked these properties for purchase by the CRA. As part of the land bank activity, vacant structures and lots will be maintained, and, interim land uses for open space and greening established. Maintenance and greening of publicly owned lots will be carried out in Census Tracts 6002, 6003, 6007, and 6008 as well as the demolition of at least 15 unsafe abandoned structures. Housing Counseling will be carried out under the NSP 2 program, and closing cost assistance provided for purchasers of NSP 2 properties. The Reinvestment Fund will document and assess the effectiveness and impact of NSP 2 Program for the duration of the grant, and benchmark the impact of NSP 2 funds within these 7 targeted areas.

Consortium Members:

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

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

How to Get Additional Information:

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

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
A100	Administration	A101	CRA Administration
D100	Demolition	D101	Demolition
FM100	Financial Mechanisms	FM101	Closing Cost Assistance
HC100	Housing Counseling	HC101	Public Service Housing Counseling
LB100	Land Banking	LB101	Acquistion
		LB102	Cooper Plaza Greening
		LB103	North Camden Greening
		LB104	Land Bank Program Delivery Costs
		LB105	Land Bank Disposition
		LB106	Cooper/Lanning Greening (Disposition) CSSD Continu
		LB107	Cooper/Lanning NSP2 Clean & Green 2014-2015
NSP2 Program Income	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver
Reh100	Purchase & rehab residential	Reh101	3 Corners
		Reh102	
		Reh103	Berkley Street Town Homes @ Cooper Plaza
		Reh104	Berkley Street Townhomes @ Cooper Plaza 120
		Reh105	LSM-North Camden
		Reh106	Coopers Hill Phase 1A

Reh107	
REH107(a)	Coopers Hill NSP2 Phase 1A Loan
Reh108	Camden Rehab 2
Reh109	
Reh110	REO's
REH110(a)	East Camden Rehab
Reh111	LIHTC
Reh112	Direct Loan & Grant Program Delivery & other costs
Reh113	Housing Counseling-SJCS &NHS



Activities

Project # / Title: A100 / Administration

Grantee Activity Number: A101
Activity Title: CRA Administration

Activity Type:

Administration

Project Number:

A100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

COMPLETED

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,343,039.13

Other Funds

\$ 0.00

Total Funds

\$ 1,343,039.13

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$

Location Description:



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

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.

Project # / Title: D100 / Demolition

Grantee Activity Number: D101
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

D100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 314,711.04

Other Funds \$ 0.00

Total Funds \$ 314,711.04

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
4532	1133	3399	100.00

Proposed Accomplishments

of Singlefamily Units

Total
16



of Housing Units 16
 # of Public Facilities
 # of Properties 16

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Camden

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 310,000.00
City of Camden	Local Government	\$ 0.00

Location Description:

Camden, NJ Census tracts 6003, 6007, 6008
 proposed beneficiaries source: Policymap Census and Nielsen data year 2000

Activity Description:

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

Project # / Title: FM100 / Financial Mechanisms

Grantee Activity Number: FM101
Activity Title: Closing Cost Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

FM100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

Financial Mechanisms

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

Total Budget:

\$ 425,025.00

Other Funds

\$ 0.00

Total Funds

\$ 425,025.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	55	55		100.00
# of Households	55	55		100.00

Proposed Accomplishments

	Total
# of Housing Units	55

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

The Reinvestment Fund

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

The Reinvestment Fund

Organization Type

Non-Profit

Non-Profit

Proposed

\$ 350,000.00

\$ 0.00

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 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.



Project # / Title: HC100 / Housing Counseling

Grantee Activity Number: HC101
Activity Title: Public Service Housing Counseling

Activity Type:

Public services

Project Number:

HC100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Activity Status:

Under Way

Project Title:

Housing Counseling

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Person)

Total Budget:

\$ 80,765.87

Other Funds

\$ 0.00

Total Funds

\$ 80,765.87

Proposed Beneficiaries

of Persons

Total

75

Low

Mod

75

Low/Mod%

100.00

Proposed Accomplishments

of Businesses

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Josephs Carpenters Society

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

St. Josephs Carpenters Society

Organization Type

Non-Profit

Non-Profit

Proposed

\$ 0.00

\$ 75,000.00



Location Description:

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

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

Activity Description:

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

Project # / Title: LB100 / Land Banking

Grantee Activity Number: LB101
Activity Title: Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 760,574.51

Other Funds

\$ 0.00

Total Funds

\$ 760,574.51

Proposed Beneficiaries

Total

Low

Mod

Low/Mod%



# of Persons	4532	1133	3399	100.00
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Proposed Accomplishments

Total

# of Singlefamily Units	103
# of Housing Units	103
# of Properties	103

Activity is being carried out by Grantee:

Activity is being carried out through:

No

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 800,000.00

Location Description:

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

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

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

Activity Description:

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

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



Grantee Activity Number: LB102
Activity Title: Cooper Plaza Greening

Activity Type:

Disposition

Project Number:

LB100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Survey)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 400,000.00

Other Funds \$ 0.00

Total Funds \$ 400,000.00

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
4532	1133	3399	100.00
25			0.00

of Permanent Jobs Created

Proposed Accomplishments

of Properties

Total

124

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Greater Camden Partnership

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Greater Camden Partnership

Organization Type

Non-Profit

Non-Profit

Proposed

\$ 0.00

\$ 400,000.00

Location Description:



Activity to be undertaken in Census Tract 6003 - Cooper Plaza/Lanning Square
Note: Source Data - Projected # of persons benefitting; Policymap and Census Data Year 2000.

Activity Description:

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

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



Grantee Activity Number: LB103
Activity Title: North Camden Greening

Activity Type:

Disposition

Project Number:

LB100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 197,285.00

Other Funds: \$ 0.00

Total Funds: \$ 197,285.00

Proposed Beneficiaries

of Permanent Jobs Created

Total

15

Low

Mod

Low/Mod%

0.00

Proposed Accomplishments

of Properties

Total

50

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$ 200,000.00

Location Description:

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

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



Activity Description:

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



Grantee Activity Number: LB104
Activity Title: Land Bank Program Delivery Costs

Activity Type:

Disposition

Project Number:

LB100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 90,016.75

Other Funds: \$ 0.00

Total Funds: \$ 90,016.75

Proposed Accomplishments

of Properties

Total

124

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$ 944,900.00

Location Description:

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

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.



Grantee Activity Number: LB105
Activity Title: Land Bank Disposition

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

02/12/2012

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 97,570.00

Other Funds: \$ 0.00

Total Funds: \$ 97,570.00

Proposed Accomplishments

of Singlefamily Units

Total

4

of Multifamily Units

of Housing Units

4

Hours Maintaining Banked Properties

1000

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$ 200,000.00

Location Description:



6104 (formerly census tract 6003)

Activity Description:

Disposition of properties in the landbank.



Grantee Activity Number: LB106
Activity Title: Cooper/Lanning Greening (Disposition) CSSD Continu

Activity Type:
 Land Banking - Disposition (NSP Only)

Activity Status:
 Under Way

Project Number:
 LB100

Project Title:
 Land Banking

Projected Start Date:
 10/07/2013

Projected End Date:
 10/07/2014

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 147,475.68
Other Funds: \$ 150,000.00
Total Funds: \$ 297,475.68

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Area Benefit (Census)

Proposed Accomplishments

of Properties

Total

204

LMI%:	
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Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization
 Camden Redevelopment Agency

Organization Type **Proposed**
 Non-Profit \$ 150,000.00

Funding Source Name
 NSP-2

Matching Funds **Funding Amount**
 No \$ 150,000.00

Location Description:

Activity to be undertaken in Census Tract 6104 (form 6003) Cooper Plaza/Lanning Square



Activity Description:

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



Grantee Activity Number: LB107
Activity Title: Cooper/Lanning NSP2 Clean & Green 2014-2015

Activity Type:

Land Banking - Disposition (NSP Only)

Project Number:

LB100

Projected Start Date:

12/19/2014

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Benefit Report Type:

Area Benefit (Census)

Activity Status:

Under Way

Project Title:

Land Banking

Projected End Date:

12/18/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,480.00

Other Funds: \$ 0.00

Total Funds: \$ 160,480.00

Proposed Accomplishments

Hours Maintaining Banked Properties

of Properties

Total

171

171

LMI%:	
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$ 150,000.00

Location Description:

Census tract 6104, Cooper Plaza/Lanning Square. 171 Scattered sites, vacant lots and structures.



Activity Description:

Maintain 171 scattered sites. Keep area free of litter, lawns cut, and safe. Market for redevelopment.

Project # / Title: NSP2 Program Income Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 Program Income Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Cancelled

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds \$ 0.00

Total Funds \$ 0.00

Program Income Account:

NSP2 PI Waiver Account



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00

Location Description:

Activity Description:

Temporary project/activity to comply with program income waiver for NSP2 grantees, dated January 28, 2015

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

Grantee Activity Number: Reh101
Activity Title: 3 Corners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 182,499.99

Other Funds \$ 0.00

Total Funds \$ 182,499.99



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
#Units \checkmark other green	5
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	50
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	40
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Lutheran Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Lutheran Housing Corporation	Non-Profit	\$ 217,500.00
Camden Redevelopment Agency	Non-Profit	\$ 0.00



Location Description:

Located in the City of Camden, NJ Census tract 6007

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.



Grantee Activity Number: Reh102
Activity Title: 3 Corners

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 217,500.00

Other Funds: \$ 0.00

Total Funds: \$ 217,500.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Units \geq other green	5
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	50
#Replaced hot water heaters	5



#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	40
# of Properties	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Lutheran Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Lutheran Housing Corporation	Non-Profit	\$ 217,500.00
Camden Redevelopment Agency	Non-Profit	\$ 0.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: Reh103
Activity Title: Berkley Street Town Homes @ Cooper Plaza

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 193,063.61
Other Funds: \$ 0.00
Total Funds: \$ 193,063.61

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Units \geq other green	1
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	1
#Clothes washers replaced	
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	10



#Replaced hot water heaters	1
#Replaced thermostats	1
#Efficient AC added/replaced	1
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	10
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cramer Hill Community Hill Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
Cramer Hill Community Hill Development Corp	Non-Profit	\$ 48,750.00

Location Description:

Project located in Census Tract 6003.

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,



Grantee Activity Number: Reh104
Activity Title: Berkley Street Townhomes @ Cooper Plaza 120

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 817,016.61
Other Funds: \$ 0.00
Total Funds: \$ 817,016.61

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units w/ other green	3
#Units deconstructed	
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	12
#Units with solar panels	
#Dishwashers replaced	3
#Clothes washers replaced	
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	30



#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	30
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Cramer Hill Community Hill Development Corp

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
Cramer Hill Community Hill Development Corp	Non-Profit	\$ 146,250.00

Location Description:

This project is located in Camden, NJ in census tract 6003.

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.



Grantee Activity Number: Reh105
Activity Title: LSM-North Camden

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 389,076.73

Other Funds: \$ 0.00

Total Funds: \$ 389,076.73

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
#Units & other green	4
#Units deconstructed	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	8
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	40



#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	32
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
LUTHERAN SOCIAL MINISTRIES OF NEW JERSEY, INC	Non-Profit	\$ 221,000.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: Reh106
Activity Title: Coopers Hill Phase 1A

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 536,615.80
Other Funds: \$ 0.00
Total Funds: \$ 536,615.80

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
#Units & other green	5
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	50



#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	60
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

M & M Development LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
M & M Development LLC	Unknown	\$ 270,000.00

Location Description:

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

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.



Grantee Activity Number: Reh107
Activity Title: Coopers Hill Phase 1A

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,610,189.00
Other Funds: \$ 0.00
Total Funds: \$ 1,610,189.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	25		25	100.00
# of Households	25		25	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25
#Units \geq other green	25
#Units deconstructed	
#Sites re-used	25
#Units exceeding Energy Star	25
#Units with bus/rail access	25
#Low flow showerheads	50
#Low flow toilets	50
#Units with solar panels	
#Dishwashers replaced	25
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	50
#Light Fixtures (indoors) replaced	250
#Replaced hot water heaters	25



#Replaced thermostats	25
#Efficient AC added/replaced	25
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	400
# of Properties	25

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

M & M Development LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
M & M Development LLC	Unknown	\$

Location Description:

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

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.



Grantee Activity Number:

REH107(a)

Activity Title:

Coopers Hill NSP2 Phase 1A Loan

Activity Type:

Construction of new housing

Activity Status:

Under Way

Project Number:

Reh100

Project Title:

Purchase & rehab residential properties

Projected Start Date:

11/10/2014

Projected End Date:

11/10/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 142,200.00

Other Funds

\$ 0.00

Total Funds

\$ 142,200.00

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total

Low

Mod

Low/Mod%

6

6

100.00

of Households

6

6

100.00

Proposed Accomplishments

of Singlefamily Units

Total

6

of Housing Units

6

of Elevated Structures

6

#Units w other green

6

#Sites re-used

6

#Units exceeding Energy Star

6

#Units with bus/rail access

6

#Low flow toilets

18

#Units with solar panels



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Camden Redevelopment Agency

Organization Type

Non-Profit

Proposed

\$ 142,200.00

Location Description:

Continued redevelopment of 30 units in Census Tract 6104, Cooper Plaza neighborhood.

Activity Description:

Construction Loan

Grantee Activity Number: Reh108
Activity Title: Camden Rehab 2

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 84,052.78
Other Funds: \$ 0.00
Total Funds: \$ 84,052.78

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	8		8	100.00
# of Households	8		8	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	8
# of Housing Units	8
#Units \geq other green	10
#Units deconstructed	
#Sites re-used	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Low flow showerheads	20
#Low flow toilets	20
#Units with solar panels	
#Dishwashers replaced	10
#Clothes washers replaced	
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	20
#Light Fixtures (indoors) replaced	100
#Replaced hot water heaters	10



#Replaced thermostats	10
#Efficient AC added/replaced	10
#High efficiency heating plants	
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	100
# of Properties	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Josephs Carpenters Society

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
St. Josephs Carpenters Society	Non-Profit	\$ 425,000.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: Reh109
Activity Title: Camden Rehab 2

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 381,021.10

Other Funds: \$ 0.00

Total Funds: \$ 381,021.10

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9	9		100.00
# of Households	9	9		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# ELI Households (0-30% AMI)	
#Units & other green	9
#Units deconstructed	
#Sites re-used	9
#Units exceeding Energy Star	9
#Units with bus/rail access	9
#Low flow showerheads	18
#Low flow toilets	27
#Units with solar panels	
#Dishwashers replaced	9
#Clothes washers replaced	
#Refrigerators replaced	9
#Light fixtures (outdoors) replaced	18
#Light Fixtures (indoors) replaced	90



#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
#High efficiency heating plants	9
#Additional Attic/Roof Insulation	
#Energy Star Replacement Windows	81
# of Properties	9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

St. Josephs Carpenters Society

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 0.00
St. Josephs Carpenters Society	Non-Profit	\$ 195,000.00

Location Description:

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

Activity Description:

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



Grantee Activity Number: Reh110
Activity Title: REO's

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 112,997.00

Other Funds: \$ 0.00

Total Funds: \$ 112,997.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	5
# of Housing Units	5
#Units \geq other green	5
#Units deconstructed	
#Sites re-used	5
#Units exceeding Energy Star	5
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	50
#Replaced hot water heaters	5



#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	
#Energy Star Replacement Windows	40
# of Properties	5

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 974,915.00

Location Description:

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

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.



Grantee Activity Number: REH110(a)
Activity Title: East Camden Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/01/2013

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Purchase & rehab residential properties

Projected End Date:
 12/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 276,663.00
Other Funds: \$ 252,206.00
Total Funds: \$ 528,869.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	2	1	100.00
# of Households	3	2	1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
#Units deconstructed	
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	6
#Low flow toilets	9
#Dishwashers replaced	3
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	9
#Light Fixtures (indoors) replaced	36
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3

#High efficiency heating plants	3
#Energy Star Replacement Windows	30
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 288,000.00
Funding Source Name	Matching Funds	Funding Amount
NSP-2	Yes	\$ 252,206.00

Location Description:

This project is located in Camden, NJ in Census tracts 6011.02 and 6012.

Activity Description:

Rehab of 3 units of for sale housing. This activity includes, staffing and other direct costs, and homebuyer counseling. Also, reporting on project activity on a quarterly basis for the NSP2 grant. CRA will monitor and review project activities for NSP2 compliance, Section 3 compliance, and approve all invoices for work completed, incorporate reports within larger NSP2 reporting requirements.



Grantee Activity Number: Reh111
Activity Title: LIHTC

Activity Type:

Construction of new housing

Project Number:

Reh100

Projected Start Date:

02/12/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

Purchase & rehab residential properties

Projected End Date:

02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 3,000,000.00

Other Funds

\$ 0.00

Total Funds

\$ 3,000,000.00

Proposed Beneficiaries

Renter Households

Total

40

Low

40

Mod

Low/Mod%

100.00

of Households

40

40

100.00

Proposed Accomplishments

of Multifamily Units

Total

40

of Housing Units

40

ELI Households (0-30% AMI)

40

#Units \geq other green

1

#Sites re-used

40

#Units exceeding Energy Star

40

#Units with bus/rail access

40

#Low flow showerheads

40

#Low flow toilets

40

#Units with solar panels



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$

Location Description:

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

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.



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

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way
Project Title:
 Purchase & rehab residential properties

Project Number:
 Reh100
Projected Start Date:
 02/12/2010

Projected End Date:
 02/12/2013

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 1,204,818.68
Other Funds: \$ 0.00
Total Funds: \$ 1,204,818.68

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	
#Low flow showerheads	

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 974,915.00

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 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.



Grantee Activity Number: Reh113
Activity Title: Housing Counseling-SJCS &NHS

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 Reh100

Projected Start Date:
 02/12/2010

Project Draw Block by HUD:
 Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Purchase & rehab residential properties

Projected End Date:
 02/12/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 100,832.59
Other Funds: \$ 0.00
Total Funds: \$ 100,832.59

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0
Proposed Accomplishments				
# of Housing Units	Total			
# of Properties	75			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Camden Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Camden Redevelopment Agency	Non-Profit	\$ 108,000.00

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

Activity Description:

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

Action Plan Comments:

- LUCILLE Reviewed by L. Spada 05/11/2010 - Narratives incomplete; Consortium Members include Neighborhood Housing Services, an organization that was not a part of the original application; Amount budgeted is less than grant amount and budgeted activities by category is not consistent with approved Appendix A; Activity descriptions lack clarity or do not provide sufficient information to determine national objective or eligible use; some national objective classifications appear to be inaccurate; performance measurements are inconsistent with Appendix A - possible duplication of activities; activity information does not contain sufficient information to enable a determination of consistency with the approved NSP2 application; the applicant incorrectly identifies itself as a local government entity throughout the action plan. Plan requires substantial modification.
- LUCILLE L.Spada 6/28/2010 Plan needs some additional clarifying information
- LUCILLE L.Spada 7/9/2010. Comments: Plan approved. The following issues are identified Budgeted amount exceeds grant amount by \$70,000. Grantee is reminded that financial assistance to homebuyers (FM101) may be approved only to units/properties not previously assisted/acquired/rehabilitated/constructed etc. with NSP funds. Land Banking activities (LB 101-104) may need to be reclassified as meeting the LMA national objective. Activity Delivery Costs (Reh112) will need to be applied to both LH25 and LMMI national objectives as applicable.
- LUCILLE L.Spada 10/14/10 - Amendment: The following changes were made to the Action Plan; All projects labeled cancelled have been deleted;FM101-Change Location from 6001.02 to 6011.02; LB101-Remove the word "oversee" from the Activity Description, 1st sentence; and Reh112-Change Location from 6001.01 to 6011.02
- LUCILLE Lucille Spada - Changes made per NSP Resource Exchange Notice. Grantee identified Direct Benefit, S/F or M/F and Performance Measures. Corrections required for 4 activities (D101, LB101, LB102 and LB103). These activities are related to Land Banking and should be designated as area benefit.
- LUCILLE Lucille Spada - 2/17/2011 Grantee has apended plan to include updated tenure, SF/MF status and performance measures as required by the NSP Resource Exchange Action Item of 1/28/2011.
- LUCILLE L.Spada-reviewer 3/8/2012 - Budget modifications, changes to responsible organizations and other minor changes made.
- LUCILLE Reviewer: Lucille Spada 10/15/2012 - Modifications made to the anticipated Program Income expected to be received for REH112 and LB104 activities.
- LUCILLE Reviewer: L.Spada 2/11/201 - Budget Revisions to several activities

Action Plan History

Version

B-09-CN-NJ-0008 AP#1

Date

02/25/2016



B-09-CN-NJ-0008 AP#2	04/18/2014
B-09-CN-NJ-0008 AP#3	02/11/2013
B-09-CN-NJ-0008 AP#4	10/15/2012
B-09-CN-NJ-0008 AP#5	03/08/2012
B-09-CN-NJ-0008 AP#6	02/17/2011
B-09-CN-NJ-0008 AP#7	10/14/2010

