

Action Plan

Grantee: Newark, NJ

Grant: B-09-CN-NJ-0009

| | |
|------------------------|-----------------------|
| Grant Amount: | \$ 20,759,155.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL | \$ 0.00 |
| Total Budget: | \$ 20,759,155.00 |

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Narrative Description Summary

In November of 2007, the City of Newark and the County of Essex created a unique regional public-private collaborative to address the escalating challenges associated with the dramatic increase in home foreclosures. The Newark/Essex Foreclosure Task Force was established to work on the full spectrum of foreclosure issues, from homebuyer counseling and education to foreclosure prevention to mitigating the impact of foreclosures on individuals and neighborhood quality of life. The Task Force has included ongoing participation of community development staff from the Newark metropolitan area, NeighborWorks America, Enterprise Community Partners, the Local Initiative Support Corporation, the U.S. Department of Housing and Urban Development, the Federal Reserve Bank of New York, the New Jersey Housing Mortgage Finance Agency and Department of Banking and Insurance, researchers at Rutgers Bloustein School of Planning and Public Policy, attorneys at Legal Services of New Jersey and the Seton Hall Law School, and more than a dozen local nonprofit counseling and community development agencies. The Task Force has convened hundreds of volunteers to canvas low income neighborhoods with outreach and referral material, convened "Work Out" Fairs serving over 1000 homeowners from across the region, including two events sponsored by the national Hope Now Alliance, and increased access to trained foreclosure counselors for hundreds of our residents.

This NSP2 Consortium is an extension of the sustained, effective metropolitan collaboration that was started with the Newark/Essex County Task Force. The City of Newark will serve as the Lead Applicant under NSP2 with the following Consortium members and for-profit partners:

- The County of Essex
- The City of East Orange
- The City of Irvington
- The City of Montclair
- The Township of Orange
- Brand New Day, Inc. (BND)
- Don Pedro Development Corporation, Inc. (DPDC)
- Episcopal Community Development Corporation (ECD)
- Housing and Neighborhood Development Services, Inc. (HANDS)
- HOME Corp, Inc.
- Ironbound Community Corporation, Inc. (ICC)
- Make It Right Foundation
- Unified Vailsburg Service Organization, Inc. (UVSO)
- The Community Loan Fund of New Jersey
- Fairmount Heights Development Corporation/HPDC, Inc.*
- Michaels Development Corporation*
- RPM Development Corporation*

*For-profit "partners"



Target Geography:

Target Neighborhoods and Census Tracts

- Neighborhood-City-Census Tracts-
- Greenwood-East Orange-Orange-108
- Greenwood-East Orange-103
- Clinton Hill-Irvington-131
- East Ward-Irvington-132
- South End-Montclair-171
- South End-Montclair-172
- West Ward Pilot Newark -Newark-13
- West Ward Pilot-Newark-14
- West Ward Pilot-Newark-17
- Lower Broadway-Newark-89
- Lower Broadway-Newark-91
- Lower Broadway-Newark-93
- Vailsburg-Newark-23
- Vailsburg-Newark-24
- Vailsburg-Newark-25
- Clinton Hill-Newark-41
- Clinton Hill-Newark-42
- Clinton Hill-Newark-54
- S. Ironbound-Newark-68
- Springfield-Belmont-Newark-62
- Central Valley-Orange-189
- Central Orange-Orange-184-183
- Central Orange-Orange-184
- Central Orange-Orange-186

Program Approach:

Neighborhood Stabilization Strategy Summary

Essex County has historically been an economic engine in Northern New Jersey, with strong employment and housing markets. However, a number of neighborhoods in urban Essex County have struggled for many years with divestment and neglect, leaving them particularly vulnerable to the wave of aggressive, irresponsible mortgage lending that flooded the housing market between 2004 and 2007. The resulting concentrations of foreclosure and abandonment in these neighborhoods threaten to deepen the poverty of neighborhood residents, and to disconnect them even more from the economic opportunities available in the relatively strong Essex County and New York City metropolitan area. Without intervention, pockets of deteriorated, vacant housing will continue to spread, displacing former homeowners and tenants, weakening the tax base, and undoing years of progress toward neighborhood redevelopment. With strategic reinvestment, however, these neighborhoods can be reconnected to the stronger regional employment and housing markets present in Essex County.

The five municipalities that make up the heart of urban Essex County – Newark, Orange, East Orange, Irvington and Montclair – have identified the following neighborhood stabilization principles to guide efforts to reconnect targeted low-income neighborhoods to the broader housing and employment markets:

- Strategic targeting of limited financial resources to maximize impact;
- A comprehensive neighborhood development approach that supports housing development with public infrastructure investment, promotion of healthy communities, connection to employment and training initiatives, and opportunities for civic engagement;
- Ongoing collaboration among local planning, community development and elected officials in the metropolitan area, as well as with community development groups and neighborhood organizations, to address the shared threats and challenges to sustainable homeownership and neighborhood quality of life.

The Consortium's NSP2 activities will apply these stabilization principles in neighborhoods of urban Essex that have been severely affected by the rise and collapse of the sub-prime lending market to reconnect the housing and employment markets to the stronger regional economy.

Currently, there are 1,588 REO properties in Essex County, with an estimated 6,000 lis pendens claims filed in 2008 alone. Given the large number of foreclosed and abandoned properties in urban Essex, and limited public and private funding, efforts to acquire, demolish, rehabilitate and redevelop properties with NSP2 funds must be targeted and focused carefully. The consortium has identified target neighborhoods based on the nexus of four characteristics:

- 1) Need, as determined by HUD needs scores, high rates of foreclosed and abandoned homes, high housing cost burden and low socio-economic status of residents;
- 2) The presence of active, committed community development organization with capacity for real estate development and physical rehabilitation as well as a history of working in targeted communities to maximize resident engagement, neighborhood planning and organizing;
- 3) Sufficient existing or planned public and private institutions and investments to support ongoing neighborhood development once the rehabilitation projects have been completed; and
- 4) An availability of neighborhood services and amenities, including good access to public transportation, to maximize market feasibility and ensure that affordable, green and sustainable homes that are produced will be absorbed by the market.

Targeted, Comprehensive Neighborhood Development

Based on the above criteria, the Consortium has targeted 11 neighborhoods, encompassing 24 census tracts, which are best positioned for effective, targeted neighborhood stabilization (as described in the targeted geography.). Within these target areas, the consortium has identified 90 specific properties which, when rehabilitated or redeveloped will result in approximately 287 units to be made available to households at or below 120% AMI of this amount at least 80 units will be designated to households at 50% AMI.

Properties have been deemed "strategic" for neighborhood stabilization purposes to the extent that they are:



- In an extremely deteriorated or boarded condition and unlikely to be acquired and repaired within a reasonable time by profit motivated actors;
- In a high-visibility location, such as on neighborhood commercial corridors, near schools, libraries, public transit stops, places of worship, or other high traffic areas; and
- Clustered rather than scattered, and close to other supportive public and private investments including stores, schools, or streetscape improvements.

The NSP2 activities to be conducted by the Consortium will be complemented by several programmatic activities &ndash including green job employment training, construction skills training, and financial literacy and credit repair &ndash to ensure that the rehabilitation and redevelopment of properties will have a lasting impact on the quality of life of the targeted neighborhoods and re-connect the neighborhoods to the broader, more vibrant employment and housing markets in Essex County.

Consortium Members:

The Consortium Members are as follows:
 The County of Essex,
 The City of East Orange

- Brand New Day, Inc. (BND)
- Don Pedro Development Corporation, Inc. (DPDC)
- Episcopal Community Development Corporation (ECD)
- Housing and Neighborhood Development Services, Inc. (HANDS)
- HOME Corp, Inc.
- Ironbound Community Corporation, Inc. (ICC)
- Make It Right Foundation
- Unified Vailsburg Service Organization, Inc. (UVSO)
- The Community Loan Fund of New Jersey
- Fairmount Heights Development Corporation/HPDC, Inc.*
- Michaels Development Corporation*
- RPM Development Corporation*

- *For-profit &ldquopartners&rdquo

How to Get Additional Information:

Please visit the city of Newark’s website @ ci.newark.nj.us or contact the following persons for additional information:
 For all overall activities; Director of Housing and Real Estate, Michael Meyer: Meyerm@ci.newark.nj.us
 For all other NSP2 Programmatic related activities;
 Contracts Manager, Simone Flores: Floressi@ci.newark.nj.us
 and/or
 Community Development Manager, Stephanie Greenwood: Greenwoods@ci.newark.nj.us

Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|----------------------------|---------------------------------------|--------------------------------------|-------------------------|
| 7r3d(as)050510 | CLF-Loan Loss Reserve (Newark) | 7r3d(as)050510 | NSPCLF NWK |
| 9999 | Restricted Balance | <i>No activities in this project</i> | |
| BND 7R3E-2- East Orange 11 | Brand New Day Revitalization Projects | NSP2-8 (3) | LH 25% set aside |
| | | NSP2-8(4) | BND Rehab |
| BND 7R3E-Irvington 9 | Brand New Day Revitalization Projects | NSP2-8 | LH 25% set aside |
| | | NSP2-8 (2) | BND Rehab |
| CLF-910K | Greenwood Scattered Site | CLF -25% | CLF 25% set aside |
| | | CLF-10 units | CLF- acq & Rehab |
| CLF7r3e(s) | CLF-Loan Loss Reserve | NSP2 (15) CLF | CLF - Loan Loss Reserve |
| DPHD7R3D | Don Pedro Revitalization Area | NSP2-5 | DPHD 25% set aside |
| | | NSP2-5(2) | DPHD- N.C. |
| ECD 7R3D | Clinton Hill Revitalization Area | NSP2-1 | ECD Acquisition |



| | | | |
|------------|-----------------------------------|-------------|----------------------|
| | | NSP2-1 (2) | LH 25% set aside |
| ECD7R3E | Clinton Hill Revitalization Area | NSP-1 (4) | LH 25% set aside |
| | | NSP2-1 (3) | ECD Rehab |
| FHDC7R3D | West Ward Revitalization Area | NSP2-14 (1) | FHDC- Rehab |
| | | NSP2-14(2) | FHDC- 25% set aside |
| HANDS7R3E | HANDS Revitalization Area | NSP2-7 | HANDS- Acquisition |
| | | NSP2-7(2) | HANDS 25% Set aside |
| HOME7R3E | Home Corp Revitalization Project | NSP2-6 | HomeC-Rehab |
| | | NSP2-6(2) | HomeC- 25% set aside |
| ICC 7R3D | Ironbound Revitalization Area | NSP2-3 | ICC- Rehab |
| | | NSP2-3(2) | ICC- 25% Set aside |
| Mic 7R3D | MDG Revitalization Area | NSP-13 | Micheals- N.C |
| MIR-7R3D | Clinton Ave Redevelopment Project | NSP2-11 | MIR- N.C |
| NSP2 Admin | NSP2 Admin | ADMIN 1 | 10% ADMIN |
| RPM 7R3E | RPM Revitalization Project | NSP2- 13(2) | RPM - 25% set aside |
| | | NSP2-12 | RPM - Acquisition |
| UVSO 7R3D | Vailsburg Revitalization Area | NSP2-2 (1) | UVSO- Acquisition |
| | | NSP2-2 (2) | UVSO- 25% Set Aside |

Activities



Grantee Activity Number: NSP2-1
Activity Title: ECD Acquisition

Activity Type:

Acquisition - general

Project Number:

ECD 7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Clinton Hill Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 1,214,167.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,214,167.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

24

Low

Mod

24

Low/Mod%

100.00

Proposed Accomplishments

of Housing Units

Total

24

of Properties

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Episcopal Community Development , Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Episcopal Community Development , Inc

Organization Type

Non-Profit

Proposed

\$ 1,214,167.50

Location Description:

740 S 11th St, Newark, NJ -3 units
 742 S 11th St, Newark, NJ -3 units
 744-746 S 11th St, Newark, NJ - 3 units

Activity Description:

740 S 11thSt (3 Units), 742 S 11thSt (3 Units), 744 &ndash 746 S 11thSt (3 Units); these properties are proceeding rapidly toward completion. Following a slight delay regarding PSE&G that has recently been resolved, these properties are expected to be completed by May 1, 2012, with 9 new tenant families occupying them by May 15, 2012. The remaining properties listed below, will begin within the next 45-60 days pending a permanent financing commitment by ECD’s private lender. All are 3 Units, the expected completion date is June 2012.



Grantee Activity Number: NSP2-3(2)
Activity Title: ICC- 25% Set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way
Project Title:
 Ironbound Revitalization Area

Project Number:
 ICC 7R3D

Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 281,092.50
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 281,092.50

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households | 3 | 3 | | 100.00 |

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 3 |
| # ELI Households (0-30% AMI) | |
| # of Properties | 1 |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Ironbound Community Corporation

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---------------------------------|-------------------|---------------|
| Ironbound Community Corporation | Non-Profit | \$ 281,092.50 |

Location Description:

Activity Description:

Grantee Activity Number: NSP2-12
Activity Title: RPM - Acquisition

Activity Type:

Acquisition - general

Project Number:

RPM 7R3E

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

RPM Revitalization Project

Projected End Date:

08/10/2012

Total Budget:

\$ 2,009,182.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,009,182.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

33

33

100.00

Proposed Accomplishments

of Housing Units

Total

33

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

RPM Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

RPM Development Group

Organization Type

Unknown

Proposed

\$ 2,009,182.50

Location Description:

219 S Center St, Orange, NJ -8 units
 124-130 S Essex St, Orange -22 units
 152 Pierson St, Orange-2 units
 166 Pierson St, Orange -6 units

Activity Description:

219 S Center St; Grand Central is 100% leased, waiting for the last few tenants to move in.
 124-130 S. Essex Avenue: The unit mix includes 16 two-bedroom units and 6 three-bedroom units. Units will be affordable to households at 60% AMI or below. 9 units will be affordable to low-income households at or below 50% AMI. This property, along with the other NSP 2 properties, will be part of a scattered site 4% tax credit project known as Central Orange Village II. Additional funding from HMFA, Federal Home Loan Bank, NSP1, deferred developer fee, and sponsor equity comprise the project funding sources.
 The front section of the foundation is poured and the elevator shaft is under construction. The back section of the foundation is being prepared.
 310 Mechanic Street is a vacant 4-story mixed-use building.. RPM will substantially rehabilitate the structure to have 7 units of housing affordable to households at 50% AMI or below. The unit mix includes 3 one-bedrooms, 3 two-bedrooms, and 1 three-



bedroom. . All rough mechanicals and inspections are complete. Insulation is complete and sheetrock installation is starting on 3/2/12.

166 Pierson Street is a vacant six-family property acquired in a short sale. RPM will substantially rehabilitate the structure to have 6 units of housing affordable to households at 50% AMI or below. The unit mix currently includes 6 one-bedroom units. Interior demolition and framing is complete. Thorocoat has been applied to the exterior brick. The roofing and insulation are complete and sheetrock work has begun.

152 Pierson Street is an abandoned and foreclosed upon two-family property acquired in an auction. RPM will substantially rehabilitate the structure to have 2 units of housing affordable to low –income households at 50% AMI or below. The unit mix currently includes 2 two-bedroom units. Interior demolition and front porch demolition is complete. Siding work and installation of the brick porch was completed. Water utilities have been installed and connected to the curb. Rough electric, rough plumbing and installation of the HVAC system has begun. Sheetrock work is completed, hardwood floors have been put down and kitchen cabinets have been installed. Painting and tile work will begin the week of March 5, 2012.



Grantee Activity Number: NSP2-11
Activity Title: MIR- N.C

Activity Type:

Construction of new housing

Project Number:

MIR-7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Clinton Ave Redevelopment Project

Projected End Date:

08/11/2012

Total Budget:

\$ 3,185,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 3,185,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

49

Low

Mod

Low/Mod%

0.00

Proposed Accomplishments

of Housing Units

Total

49

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Make It Right Foundation1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Make It Right Foundation1

Organization Type

Non-Profit

Proposed

\$ 3,185,000.00

Location Description:

634-648 Clinton Ave ,Newark, NJ -56 units

Activity Description:

638-648 Clinton Avenue: On February 18, 2011 a groundbreaking ceremony was held to celebrate the start of construction on this new 56-unit apartment building. The new building will provide affordable housing to 14 veterans, their families and other low and moderate income families. The building will include a rooftop garden, computer rooms, a fitness center, meeting rooms, and community service space. The project is currently providing 8 construction jobs to local residents.

To date, the Project is completed and Make it Right has a list of pre-screened tenants for scheduled for occupancy within the next 30 days. A formal ribbon cutting for this project is currently being scheduled.



Grantee Activity Number: NSP2-8 (3)
Activity Title: LH 25% set aside

Activity Type:

Acquisition - general

Project Number:

BND 7R3E-2- East Orange 11

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Brand New Day Revitalization Projects

Projected End Date:

08/10/2012

Total Budget:

\$ 381,947.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 381,947.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 3 | 3 | | 100.00 |

Proposed Accomplishments

of Housing Units

Total

3

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Brand New Day, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Brand New Day, Inc

Organization Type

Non-Profit

Proposed

\$ 317,362.50

Location Description:

Activity Description:



Grantee Activity Number: NSP2-5
Activity Title: DPHD 25% set aside

Activity Type:
 Construction of new housing

Activity Status:
 Under Way
Project Title:
 Don Pedro Revitalization Area

Project Number:
 DPHD7R3D
Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 156,938.65
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 156,938.65

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

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

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 5 |
| # ELI Households (0-30% AMI) | |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Don Pedro Housing Development

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|-------------------------------|-------------------|---------------|
| Don Pedro Housing Development | Non-Profit | \$ 444,307.50 |

Location Description:

Activity Description:

Grantee Activity Number: NSP2-7
Activity Title: HANDS- Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

HANDS7R3E

Project Title:

HANDS Revitalization Area

Projected Start Date:

02/11/2010

Projected End Date:

08/11/2012

National Objective:

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

Total Budget:

\$ 245,407.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 245,407.50

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 6 | | 6 | 100.00 |

Proposed Accomplishments

of Housing Units

Total

6

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Housing And Neighborhood Development Services, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Housing And Neighborhood Development Services, Inc

Organization Type

Non-Profit

Proposed

\$ 245,407.50

Location Description:

400 N Jefferson St, Orange, NJ
 50 N Jefferson St, Orange, NJ
 160 Elm St, Orange, NJ

Activity Description:

HANDS has the construction agreement in place for all 9 of our committed units. HANDS have submitted a rehab reimbursement request of \$118,500 for the construction services related to 400 Jefferson Street. The first construction draw for 160 Elm Street has been submitted for reimbursement of \$18,630. The projected completion dates are: 50 N. Jefferson Street - 1/15/12, 160 Elm Street - 12/15/12 and 400 S Jefferson St - 5/31/12.



| | |
|---------------------------------|--------------------------------|
| Grantee Activity Number: | NSP2 (15) CLF |
| Activity Title: | CLF - Loan Loss Reserve |

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

CLF7r3e(s)

Project Title:

CLF-Loan Loss Reserve

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

National Objective:

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

Total Budget: \$ 344,500.00

Other Funds Total: \$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount: \$ 344,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 40 | | | 0.00 |
| # Owner Households | 57 | | | 0.00 |
| # of Households | 97 | | | 0.00 |

Proposed Accomplishments

| | Total |
|-------------------------|--------------|
| # of Singlefamily Units | 59 |
| # of Multifamily Units | 3 |
| # of Housing Units | 62 |
| # of Properties | 97 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Loan Fund of NJ2

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---------------------------------|--------------------------|-----------------|
| Community Loan Fund of NJ2 | Non-Profit | \$ 344,500.00 |

Location Description:

Community Loan Fund will serve as an lending agency and provide loans to the participating NSP2 membes that are located throughout Essex County specifically in municipalities such as, Montclair, Irvington, Orange and East Orange

Activity Description:

The Community Loan Fund of New Jersey (d/b/a New Jersey Community Capital or NJCC), will establish and administer a Loan Loss Reserve Pool under NSP2 Eligible Use A based on a commitment of up to ten percent (10%) of NSP2 funding allocation to participating NSP2 Consortium Members for activities taking place outside the City of Newark (collectively "Essex NSP2 Borrowers") in an amount not to exceed \$344,500.00. These funds will be used to leverage and aggregate capital from private financing institutions, philanthropic and government sources totaling no less than Fifteen Million Dollars (\$15,000,000) for predevelopment, acquisition costs and mini-permanent financing to Essex NSP2 Borrowers. All funds in the pool will be used for



NSP2 eligible activities undertaken by Essex NSP2 Borrowers.



Grantee Activity Number: NSP2-14 (1)
Activity Title: FHDC- Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

FHDC7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

West Ward Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 931,612.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 931,612.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

19

19

100.00

Proposed Accomplishments

of Housing Units

Total

19

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Fairmount Heights Development Company, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Fairmount Heights Development Company, LLC

Organization Type

Unknown

Proposed

\$ 931,612.50

Location Description:

Activity Description:

80 11thAve (2 Units): Completed, sold summer 2011
 255 S 10thSt (1 Unit): Completion expected April 2012
 196 S 10thSt (2 Units): Acquisition estimated April 2012
 166 S 10thSt. (2 Units): Acquisition estimated April 2012
 209 S 10thSt. (3 Units): Acquisition estimated April 2012



Grantee Activity Number: NSP2-8(4)
Activity Title: BND Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

BND 7R3E-2- East Orange 11

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Brand New Day Revitalization Projects

Projected End Date:

08/10/2012

Total Budget:

\$ 484,792.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 484,792.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 8 | | 8 | 100.00 |

Proposed Accomplishments

of Housing Units

Total

8

of Properties

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Brand New Day, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Brand New Day, Inc

Organization Type

Non-Profit

Proposed

\$ 484,792.50

Location Description:

65-67 4th Ave, East Orange, NJ

Activity Description:

BND will rehabilitate 65-674th Ave, a three story abandoned building, resulting in the construction of eleven one, two, and three bedroom apartments.

65-67 4th Avenue; the property was purchased from the City of EO. BND purchased the property through the use of an acquisition loan from the NJ Redevelopment Authority. BND must act quickly to secure a take-out source before the interest of the acquisition loan becomes and issue.



Grantee Activity Number: 7r3d(as)050510
Activity Title: NSPCLF NWK

Activity Type:

Acquisition - general

Project Number:

7r3d(as)050510

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

CLF-Loan Loss Reserve (Newark)

Projected End Date:

02/11/2013

Total Budget:

\$ 1,320,163.29

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,320,163.29

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| | Total | Low | Mod | Low/Mod% |
|--------------------|--------------|------------|------------|-----------------|
| # Owner Households | 35 | 9 | 26 | 100.00 |
| # of Households | 35 | 9 | 26 | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

69

of Housing Units

69

Total acquisition compensation to owners

of Parcels acquired voluntarily

9

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

35

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Loan Fund of NJ2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Loan Fund of NJ2

Organization Type

Non-Profit

Proposed

\$ 617,500.00

Location Description:

Activity Description:





Grantee Activity Number: NSP2-6
Activity Title: HomeC-Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

HOME7R3E

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Home Corp Revitalization Project

Projected End Date:

08/10/2012

Total Budget:

\$ 43,582.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 43,582.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 3 | | 3 | 100.00 |

Proposed Accomplishments

of Housing Units

Total

3

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Homes of Montclair Ecumenical Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Homes of Montclair Ecumenical Corporation

Organization Type

Non-Profit

Proposed

\$ 43,582.50

Location Description:

107 Maple Ave, Montclair, NJ -2 units

Activity Description:

HOME Corp purchased the property on November 10, 2011 for \$100,000 all cash. The transaction was a short sale approved by Bank of America. HC bid the construction contract out to 3 general contractors.

Cambridge Construction; Cambridge Construction submitted building plans completed by Netta Architects to the Township of Montclair Building Department for permits which have not yet been released. HC engaged ATS to assess the property for underground tanks. One underground tank was detected. ATS plans to pull the tank pending receipt of permits from the Township of Montclair. Soil boring testing revealed no leakage in the soil. Cambridge Construction will begin demo of the property the week of January 30, 2012. Completion is estimated by May 31, 2012.



Grantee Activity Number: NSP2-6(2)
Activity Title: HomeC- 25% set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 HOME7R3E

Project Title:
 Home Corp Revitalization Project

Projected Start Date:
 02/11/2010

Projected End Date:
 08/11/2012

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

Total Budget: \$ 190,417.50
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 190,417.50

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households | 1 | 1 | | 100.00 |

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 1 |
| # ELI Households (0-30% AMI) | |
| # of Properties | 11 |

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Homes of Montclair Ecumenical Corporation

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---|-------------------|---------------|
| Homes of Montclair Ecumenical Corporation | Non-Profit | \$ 190,417.50 |

Location Description:

Activity Description:



Grantee Activity Number: NSP2-1 (2)
Activity Title: LH 25% set aside

Activity Type:

Acquisition - general

Project Number:

ECD 7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Clinton Hill Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 301,038.06

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 301,038.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 9 | 9 | | 100.00 |
| # of Households | 9 | 9 | | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

of Housing Units

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Episcopal Community Development , Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Episcopal Community Development , Inc

Organization Type

Non-Profit

Proposed

\$ 301,038.06

Location Description:

Activity Description:



Grantee Activity Number: NSP-1 (4)
Activity Title: LH 25% set aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ECD7R3E

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Clinton Hill Revitalization Area (Irvington)

Projected End Date:

08/10/2012

Total Budget:

\$ 545,577.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 545,577.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 7 | 7 | | 100.00 |

Proposed Accomplishments

of Housing Units

Total

7

ELI Households (0-30% AMI)

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Episcopal Community Development , Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Episcopal Community Development , Inc

Organization Type

Non-Profit

Proposed

\$ 545,577.50

Location Description:

Activity Description:



Grantee Activity Number: NSP2-2 (2)
Activity Title: UVSO- 25% Set Aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 UVSO 7R3D

Project Title:
 Vailsburg Revitalization Area

Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 281,092.50

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 281,092.50

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households | 3 | 3 | | 100.00 |

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 3 |
| # ELI Households (0-30% AMI) | |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Unified Vailsburg Services Organization

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---|-------------------|---------------|
| Unified Vailsburg Services Organization | Non-Profit | \$ 281,092.50 |

Location Description:

Activity Description:

Grantee Activity Number: NSP2-14(2)
Activity Title: FHDC- 25% set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way
Project Title:
 West Ward Revitalization Area

Project Number:
 FHDC7R3D
Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 589,387.50
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 589,387.50

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households | 7 | 7 | | 100.00 |

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 7 |
| # ELI Households (0-30% AMI) | |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Fairmount Heights Development Company, LLC

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|--|-------------------|---------------|
| Fairmount Heights Development Company, LLC | Unknown | \$ 589,387.50 |

Location Description:

Activity Description:

Grantee Activity Number: ADMIN 1
Activity Title: 10% ADMIN

Activity Type:

Administration

Project Number:

NSP2 Admin

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 Admin

Projected End Date:

02/11/2013

Total Budget:

\$ 2,075,915.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 2,075,915.00

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Newark

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Newark

Organization Type

Unknown

Proposed

\$ 2,075,915.50

Location Description:

Activity Description:



Grantee Activity Number: CLF-10 units
Activity Title: CLF- acq & Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 CLF-910K

Project Title:
 Greenwood Scattered Site

Projected Start Date:
 02/11/2010

Projected End Date:
 02/08/2013

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

Total Budget: \$ 682,500.00
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 682,500.00

Environmental Assessment:
 UNDERWAY

Benefit Report Type:
 Direct (Households)

| 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 |
| # of Properties | 10 |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Community Loan Fund of NJ2

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|----------------------------|-------------------|---------------|
| Community Loan Fund of NJ2 | Non-Profit | \$ 682,500.00 |

Location Description:

Community Loan Fund will utilize its NSP2 funds for the acquisition and rehab of 10 vacant abandoned foreclosed units in the Greenwood Area of the City of East Orange.

Activity Description:

Acquisition and Rehabilitation

Grantee Activity Number: CLF -25%
Activity Title: CLF 25% set aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

CLF-910K

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Greenwood Scattered Site

Projected End Date:

02/10/2013

Total Budget:

\$ 227,500.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 227,500.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 4 | 4 | | 100.00 |
| # of Households | 4 | 4 | | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

Total

4

of Housing Units

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community Loan Fund of NJ2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community Loan Fund of NJ2

Organization Type

Non-Profit

Proposed

\$ 227,500.00

Location Description:

Community Loan is actively persuing properties located in the Greenwood Area, East Orange, NJ.

Activity Description:

Community Loan Fund will utilize 25% of their NSP2 allocation to provide housing to households that are are at or below 50% AMI.



Grantee Activity Number: NSP2-1 (3)
Activity Title: ECD Rehab

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 ECD7R3E
Projected Start Date:
 02/11/2010
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only
Environmental Assessment:
 UNDERWAY

Activity Status:
 Under Way
Project Title:
 Clinton Hill Revitalization Area (Irvington)
Projected End Date:
 08/10/2012
Total Budget: \$ 624,422.50
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 624,422.50

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|-------------------------------|--------------|------------|------------|-----------------|
| # of Households | 13 | | 13 | 100.00 |

| Proposed Accomplishments | Total |
|---------------------------------|--------------|
| # of Housing Units | 13 |
| # of Properties | 7 |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Episcopal Community Development , Inc

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---------------------------------------|--------------------------|-----------------|
| Episcopal Community Development , Inc | Non-Profit | \$ 624,422.50 |

Location Description:

Activity Description:



Grantee Activity Number: NSP-13
Activity Title: Micheals- N.C

Activity Type:

Construction of new housing

Project Number:

Mic 7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

MDG Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 1,885,000.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,885,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 29 | | 29 | 100.00 |

Proposed Accomplishments

of Housing Units

| Total |
|-------|
| 29 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Michaels Development Company

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Michaels Development Company

Organization Type

Unknown

Proposed

\$ 1,885,000.00

Location Description:

55 Somerset St, Newark, NJ

Activity Description:

55 Somerset Street: In March 2012, the site plans was approved by the Central Planning Board. Michaels Development recently presented this Project before the Newark Municipal Council for the approval of a 30 year Tax abatement. Michaels is seeking additional financing and has submitted funding applications to FHLB and to HMFA , an official notice of funding award will be made public by fall 2012. Construction is scheduled to commence in summer of 2012.



Grantee Activity Number: NSP2-2 (1)
Activity Title: UVSO- Acquisition

Activity Type:

Acquisition - general

Project Number:

UVSO 7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Vailsburg Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 245,407.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 245,407.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 6 | | 6 | 100.00 |

Proposed Accomplishments

of Housing Units

| Total |
|-------|
| 6 |

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Unified Vailsburg Services Organization

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Unified Vailsburg Services Organization

Organization Type

Non-Profit

Proposed

\$ 245,407.50

Location Description:

122 Oakland Terrace, Newark, NJ -1 unit
 33-35 Unity Ave, Newark, NJ -2 units
 43-45 Brookdale Ave , Newark, NJ -2 units
 61-63 Brookdale Ave, Newark,NJ -3 units

Activity Description:

UVSO is currently awaiting contracts from New Jersey Community Capital for the following properties: 123-125 Lindsley Avenue(1 unit) ,30 Alexander Street(2 units),and has closed with Valley National Bank for33-35 Unity Ave(2 units). An offer was accepted and the contract is being executed for345-347 Ellery Avenue
 33-35 Unity Avenue, Newark (2 units)the scope of the work for 33-35 Unity Avenue is the following:
 Total gut rehabilitation of the kitchen and bathroom, which includes the replacement of all drain pipes, drywall, electrical wiring, cabinets, countertops, sub-floor and finish flooring, sinks water closets, tubs and faucets, medicine cabinet and vanity. The duct work for the air-conditioning system will be installed; walls will be sheet rocked, as necessary, spackled and painted. The remainder of the house will be moderately rehabilitated. The walls and windowsills will be tested for Lead, the walls will be spackled and painted and carpeting will be removed to repair and refinish the existing wood floors. The garage and the exterior of the house will be repainted or resided. The buyer has received \$10,000 in down payment and closing cost assistance from the city. UVSO hopes to close on the sale this month.



122 Oakland Terrace, Newark (1 unit): Hardwood floors were installed, the house passed the final inspection and we received the CCC. The buyer is getting a mortgage from Investors Savings Bank and needs to submit paperwork to Kelly Schenck to receive the \$10,000 down payment assistance from the City of Newark. UVSO hopes to close on the sale this month.

345-347 Ellery Avenue(1 unit); Wells Fargo cannot get the lien cleared; therefore, they are cancelling the contract.

43-45 Brookdale Avenue: (2 units):The scope of the work for43-45 Brookdale Avenueis the following: Replacement of vinyl tiles in kitchens and entrance ways with ceramic tiles and all carpeting with hardwood floors. Exterior siding will be repaired and broken sashes replaced. New paint will be applied throughout the house. New kitchen cabinetry will be installed as well as new plumbing fixtures with low flow faucets, toilet tanks and energy star stoves. Flooring and cabinetry contractors were chosen and UVSO is waiting to receive money from the city. UVSO hopes to have the contractors start by the end of the month.

61-63 Brookdale Avenue(3 units) the scope of the work for61-63 Brookdale Avenueis as follows: Combine two 2-bedroom units on second floor into one four-bedroom unit. Rehabilitate the two 2-bedroom units on the first floor. Install all energy efficient forced hot air furnaces, double pane windows and stoves. Living room and dining rooms will have hardwood floors. We will remove an old tank and backfill the area. Some landscaping will be done and parking will be added for three to four cars. The roof will be replaced and the three kitchens and four bathrooms will have new cabinetry, faucets, fixtures, stoves and tiles. The architect submitted preliminary drawings for review. Price quotes were from a contractor to move fencing for the removal of an in ground tank.

Contracts for both 30 Alexander Ave and 123-125 Lindsley Avenue have been approved. UVSO is continuing with their plan to meet the criteria for &ldquoGreen Communities Certification.



Grantee Activity Number: NSP2-8 (2)
Activity Title: BND Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BND 7R3E-Irvington 9

Project Title:

Brand New Day Revitalization Projects

Projected Start Date:

02/11/2010

Projected End Date:

08/10/2012

National Objective:

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

Total Budget:

\$ 245,407.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 245,407.50

Environmental Assessment:

UNDERWAY

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 6 | | 6 | 100.00 |

Proposed Accomplishments

of Housing Units

Total

6

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Brand New Day, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Brand New Day, Inc

Organization Type

Non-Profit

Proposed

\$ 245,407.50

Location Description:

352-354 21st St,Irvington NJ -9 units

Activity Description:

352 21stStreet; BND has completed the predevelopment work for this site. BND is working with the architect to ensure that the Project meets the design and engineering standards of theEnterprise&ldquoGreen Communities&rdquo program. The Project does not have to go before the planning board. The township has asked the architect to adjust the current design. BND anticipates starting construction in the next few months. BND is waiting for theTownshipofIrvingtonto release the HOME Funds committed to the Project.

354 21stStreet;Brand New Day (BND) has completed the predevelopment work for this site. BND is working with the architect to ensure that the Project meets the design and engineering standards of theEnterprise&ldquoGreen Communities&rdquo program. The Project does not have to go before the planning board. BND anticipates starting construction in the next few months. BND is waiting for theTownshipofIrvingtonto release the HOME Funds committed to the Project.





Grantee Activity Number: NSP2-3
Activity Title: ICC- Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

ICC 7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

Ironbound Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 245,407.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 245,407.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 6 | | 6 | 100.00 |

Proposed Accomplishments

of Housing Units

Total

6

of Properties

3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Ironbound Community Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Ironbound Community Corporation

Organization Type

Non-Profit

Proposed

\$ 245,407.50

Location Description:

33/33 1/2 Goble St, Newark,NJ - 2 units
 359 Lafayette St, Newark, NJ -2 units
 157 Pennington St, Newark, NJ -2 units
 26-28 Johnson St, Newark,NJ -3 units

Activity Description:

33 Goble Street; The Purchase and Sales Agreement have just been executed by Homesales, Inc; the REO management arm of Chase/JP Morgan. The property is a vacant, two family side by side duplex. This will be gut rehabilitation. A copy of the executed Purchase and Sale agreement has been separately attached. CCC was issued, closing occurred on February 25, 2011. Asbestos abatement has been finalized and interior demolition has been completed. Lumber takeoffs are in progress so that internal framing can commence.

359 Lafayette Street, The Purchase, and Sales Agreement have been executed by Wells Fargo Bank, N.A. This will be a gut rehab. This is a 2 family under/over, both units are 3 bedrooms/1 bath. The closing took place on June 29, 2011. Building plans have been finalized and the Construction Permit Notice is in hand. The asbestos clearance letter from environmental consultant



is in hand but we still need Affidavit of Completion from Arbiter. Interior demo is complete. Take off for internal framing being done so framing can start. Have enlisted the aid of Councilman to help procure approval from neighbor to the left so we have access to the roof which needs to be removed (cedar shingles and 2 layers of bituminous shingles) before the new roof can be installed

157 Pennington Street, Executed contract has been forwarded to the City of Newark. The Appraisal and Title have been ordered and the Underground Storage Tank scan was negative. Closing of title will occur within the next several days after which cosmetic repairs can move forward.

26-28 Johnson Street, An offer of \$275,000 was made for this vacant 3 family home which will require cosmetic repairs. The 1st floor is 3 bedrooms with 1 bath and the 2nd floor and 3rd floors are both 3 bedroom 2 bath units. The projected closing date is 4/1/12.



Grantee Activity Number: NSP2-8
Activity Title: LH 25% set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 BND 7R3E-Irvington 9

Project Title:
 Brand New Day Revitalization Projects

Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 281,092.50

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 281,092.50

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|-------------------------------|--------------|------------|------------|-----------------|
| # of Households | 3 | 3 | | 100.00 |

| Proposed Accomplishments | Total |
|---------------------------------|--------------|
| # of Housing Units | 3 |
| # of Properties | 3 |

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Brand New Day, Inc

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|---------------------------------|--------------------------|-----------------|
| Brand New Day, Inc | Non-Profit | \$ 281,092.50 |

Location Description:

Activity Description:



Grantee Activity Number: NSP2-7(2)
Activity Title: HANDS 25% Set aside

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 HANDS7R3E

Project Title:
 HANDS Revitalization Area

Projected Start Date:
 02/11/2010

Projected End Date:
 08/10/2012

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

Total Budget: \$ 281,092.50

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 281,092.50

Benefit Report Type:
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # of Households | 3 | 3 | | 100.00 |

| Proposed Accomplishments | Total |
|------------------------------|-------|
| # of Housing Units | 3 |
| # ELI Households (0-30% AMI) | |
| # of Properties | 1 |

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Housing And Neighborhood Development Services, Inc

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed |
|--|-------------------|---------------|
| Housing And Neighborhood Development Services, Inc | Non-Profit | \$ 281,092.50 |

Location Description:

Activity Description:



Grantee Activity Number: NSP2- 13(2)
Activity Title: RPM - 25% set aside

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

RPM 7R3E

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

UNDERWAY

Activity Status:

Under Way

Project Title:

RPM Revitalization Project

Projected End Date:

08/10/2012

Total Budget:

\$ 850,817.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 850,817.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 11 | 11 | | 100.00 |

Proposed Accomplishments

of Housing Units

Total

11

ELI Households (0-30% AMI)

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

RPM Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization

RPM Development Group

Organization Type

Unknown

Proposed

\$ 850,817.50

Location Description:

Activity Description:



Grantee Activity Number: NSP2-5(2)
Activity Title: DPHD- N.C.

Activity Type:

Construction of new housing

Project Number:

DPHD7R3D

Projected Start Date:

02/11/2010

National Objective:

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

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Don Pedro Revitalization Area

Projected End Date:

08/10/2012

Total Budget:

\$ 608,692.50

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 608,692.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 13 | | 13 | 100.00 |

of Households

| | | | |
|----|--|----|--------|
| 13 | | 13 | 100.00 |
|----|--|----|--------|

Proposed Accomplishments

of Singlefamily Units

Total

13

of Housing Units

13

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Don Pedro Housing Development

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Don Pedro Housing Development

Organization Type

Non-Profit

Proposed

\$ 608,692.50

Location Description:

310 Summer Ave, Newark, NJ - 2 units
 144 Mt. Prospect Ave, Newark, NJ - 2 units
 144 1/2 Mt. Prospect Ave, Newark, NJ - 2 units
 197 Lake St, Newark, NJ - 1 unit

Activity Description:

Don Pedro Development Corporation (DPDC) has established working relationships with banks, and non-profit capital providers. DPDC has procured a \$1,000,000. NSP line of credit from New Jersey Community Capital and has signed a commitment letter with TD Bank for a \$1, 024, 000 construction loan with respect to the Lower Broadway Stabilization Project properties that are being developed with NSP1 funding. They have received grant commitments from the Federal Home Loan Bank of New York and the HOME funds program. 310 Summer Avenue; DPDC acquired 310 Summer Avenue in March 2010. After due consideration with the architect and builder DPDC has elected to demolish this house in order to build a new, more energy-efficient two family home on the property. They are in the process of obtaining a demolition permit with the City of Newark. The asbestos testing and remediation



work have been completed, an application for removal of gas and electric meters and cutting off of services has been submitted to PSE&G.

144 ½ and 144 Mt. Prospect Avenue; DPDC closed on the acquisition of 144 ½ and 144 Mt. Prospect Avenue on January 28, 2011. DPDC recently ordered architectural drawings for a complete gut renovation and alteration of these properties DPDC is currently experiencing issues with a sewer feeder line blockage from the property to the street which has caused a backup of sewage into the basement and into the adjacent property , located at 146 Mt. Prospect . The problem has been investigated by a plumber; DPDC is working diligently to contact the owner of 146 Mt. Prospect in order to arrange a cost sharing agreement to facilitate the repairs.

197 Lake Street; DPDC executed a purchase contract on the property located at 197 Lake Street for \$97,900. The property was acquired from Fannie Mae and closed on September 23, 2011. A building permit has been obtained and a VPS security system has been installed to deter vandalism. DPDC is pondering converting the property from a two-family home to a large single family home due to the limitations of the existing floor plan and non-compliant building code issues from the previous rehab.

Action Plan Comments:

Action Plan History

| Version | Date |
|----------------------|------------|
| B-09-CN-NJ-0009 AP#1 | 09/01/2010 |
| B-09-CN-NJ-0009 AP#2 | 11/07/2011 |
| B-09-CN-NJ-0009 AP#3 | 05/07/2012 |
| B-09-CN-NJ-0009 AP#4 | 05/07/2013 |

