

CAPER REPORT

	PROJECT NAME	DESCRIPTION	PROJECT COST	SOURCES	UNITS	INCOME MIX	STATUS
East Camden							
1	Baldwin's Run Senior Housing - Phase 7	These rental units will be built on the former Westfield Acres public housing site, and an array of supportive services will be provided for its senior residents	\$ 13,404,537	LIHTC - \$9,964,136; BALANCED HOUSING - \$2,576,681; HOPE VI -- \$777,729; DF -- \$85,991	73	VERY LOW - 36; LOW 37	UNDERWAY
2	Baldwin's Run Family Housing - Phase 8	At the site of the former General Color factory, a remediated Superfund site located in the Rosedale section, 73 units of rental housing will be completed as the final phase of the Baldwin's Run HOPE VI revitalization plan.	\$ 17,758,607	LIHTC - \$13,048,742; BALANCED HOUSING - \$2,039,437; HOPE VI - \$2,034,428; FHLB - \$360,000; DF - \$276,000	73	VERY LOW - 36; LOW 37	UNDERWAY
3	Archway School Homeownership Project	This 24-unit project planned by St. Joseph's Carpenter Society will consist of affordable and market-rate units. The CDC expects to complete acquisition, predevelopment activities, and package the financing so that construction may start in spring of 2007.	\$ 3,200,000	MONI - \$1,200,000; SALES PROCEEDS - \$2,000,000	24	LOW - 12; MODERATE - 12	PLANNED
Cramer Hill							
4	Nueva Vida Homes	Cramer Hill Community Development Corporation plans to construct fourteen new homes on vacant lots in the area. First priority in buyer selection will be given to families displaced by redevelopment activity	\$ 3,080,155	MONI-HIF - \$670,000; ERB - \$824,501; CNRC - \$15,000; HOME - \$90,000; ENERGY STAR - \$27,664; SALES - \$1,452,990; DF - \$184,000	14	MODERATE - 2; MARKET - 12	FUNDED AND UNDERWAY
5	River Road Affordable Housing (Site E)	Michaels Development Company will begin construction of 78 units of affordable rental housing in the section of Cramer Hill known as Project Area E. As this venture nears completion (with occupancy expected in 2007), families displaced by redevelopment activities will be given first priority as prospective tenants	\$ 15,998,376	LIHTC - \$13,406,847; HOME EXPRESS - \$1,975,000; FHLB/AHP - \$616,529	78	VERY LOW - 28; LOW 50	FUNDED AND UNDERWAY

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Cooper Grant							
6	Cooper Grant Neighborhood Homes	Pennrose Properties, in partnership with Cooper Grant Neighborhood Association, will construct a 28-unit market-rate sales housing venture on a formerly contaminated ABC Barrel site in the North Front Street Historic District.	\$ 9,470,000	ERB - \$1,550,000; MONI/HIF - \$1,400,000; NJRA - \$500,000; HMFA Discretionary Funds \$520,000; EZ - \$480,000; SALES - \$5,020,000	28	MARKET - 28	FUNDED AND UNDERWAY
Cooper Plaza							
7	Camden Dreams	A 15-unit rental rehabilitation venture will be completed by the Center for Family Services in Cooper Plaza on Benson Street. Residents will be youth that have aged out of the foster care system, and will have available to them an array of supportive educational and workforce services.	\$ 2,829,000	BALANCED HOUSING - \$850,000; DYFS - \$50,000; CRDA - \$600,000; HOME - \$150,000; HUD SUPPORTIVE HOUSING - \$750,000; HMFA - \$429,000	15	VERY LOW - 15	FUNDED AND UNDERWAY
8	Cooper's Hill	M&M Development LLC will build 33-units in a mixed income housing venture in the northeastern section of the Cooper Plaza neighborhood. This scattered site project will consist of historic rehabilitation of units and new construction.	\$ 8,250,000	MONI PROGRAM - \$2,475,000; ERB \$330,000; SALES \$5,445,000	33	MARKET - 33	PLANNED
Parkside							
9	Faison Mews	Pennrose Properties, in a joint venture with Parkside Business and Community in Partnership, has completed this 51-unit senior housing apartment venture in the Parkside section of Camden in 2006.	\$ 8,623,890	LIHTC - \$5,635,737; BALANCED HOUSING - \$2,452,162; HOME - \$200,000; OTHER - \$85,991	51	VERY LOW - 51	COMPLETED
Fairview							
10	Fairview Village Phase 1 /Rental	This 70-unit affordable housing venture being developed in Fairview by RPM Development Group was completed at the end of 2005.	\$ 11,152,987	ERB - \$1,050,000; LIHTC - \$3,854,138; BALANCED HOUSING - \$3,696,425; HOME - \$900,000; HMFA - \$1,020,927	70	LOW-70	COMPLETED

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11	Fairview Village Phase 2/Rental	This 40-unit rental project proposed by RPM Development Group in Fairview is scheduled for completion in 2007	\$ 9,446,356	HMFA (FIRST MORTGAGE, NOTE 1 AND 2) - \$4,585,009; BALANCED HOUSING - \$807,843; HMFA SPECIAL NEEDS TRUST FUND - \$1,010,373; LIHTC - \$600,000	40	VERY LOW - 24; LOW 16	UNDERWAY
12	Fairview Village Phase 2 For Sales Project	This is a 35-unit mixed-income homeownership project developed by RPM Development Group in the Fairview Village section. Scattered site vacant buildings were acquired by condemnation or on the open market, and through a HUD Property Disposition Program.	\$ 5,405,500	MONI - \$2,974,500; SALES PROCEEDS - \$2,431,000	35	MODERATE - 25 MARKET RATE 10	COMPLETED
13	Fairview Village Phase 3 For Sales Project	Vacant HUD foreclosure properties within HUD designated Asset Control District in Fairview will be rehabilitated by RPM Development Group for homeownership. Thirty-five units scheduled for completion in 2006 and 15 units anticipated for completion in 2007.	\$ 7,723,400	MONI/HIF - \$2,974,500; SALES - \$2,431,000	50	LOW- 20; MODERATE - 30	UNDERWAY
Whitman Park							
14	Ferry Manor Senior	Conifer Realty LLC will complete this 86-unit senior housing venture in 2006 with equity financing from the sale of Low Income Housing Tax Credits and State HOME Express funds.	\$ 11,479,083	LIHTC - \$7,533,304; HOME Express \$2,139,000; Private Equity \$1,822,028	86	LOW - 86	NEAR COMPLETION
Centerville							
15	Antioch Manor Senior	Ingerman Affordable Housing LLC began construction on this 64-unit senior housing venture in 2005, with completion anticipated in late 2006.	\$ 10,156,101	ERB \$356,000; LIHTC - \$6,700,000; Balanced Housing - \$3,500,000	64	LOW-64	NEAR COMPLETION

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16	Chelton Terrace II	Ingerman Affordable Housing LLC in partnership with the Housing Authority of the City of Camden began construction on this 101 -unit family housing venture in late 2004, with construction completed in early 2006.	\$ 16,035,626	Capital Funds from HACC \$2,702,881; LIHTC Equity \$11,569,000; BALANCED HOUSING FUNDS \$1,751,296	101	LOW-101	COMPLETED
17	Carl Miller Homes	Off-site HOPE VI development in Centerville known as Carl Miller Homes, consisting of 88 units, is scheduled for completion in 2007.	\$ 23,939,801	HOME EXPRESS - \$3,592,450; CAMDEN HOUSING AUTHORITY - \$1,925,016; FHLB/AHP - \$957,000; CAMDEN REDEVELOPMENT AGENCY - \$900,000; LIHTC - \$16,565,335	88	LOW - 88	PLANNED
18	Roosevelt Manor On-Site - Phase 7	The On-site development of 74 HOPE VI rental units to be developed by Pennrose Properties will start by Spring 2007, but is not scheduled for completion until 2008	\$ 12,468,159	LIHTC - \$8,983,578; FHLB/AHP - \$370,000; BALANCED HOUSING - \$1,850,000; ERB - \$712,070	74	LOW - 74	PLANNED
			\$ 190,421,578		997		