

# Grantee: Philadelphia, PA

## Grant: B-09-LN-PA-0013

### January 1, 2010 thru March 31, 2010 Performance

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**Grant Number:**

B-09-LN-PA-0013

**Obligation Date:**

02/11/2013

**Award Date:**

02/11/2010

**Grantee Name:**

Philadelphia, PA

**Contract End Date:**

02/11/2013

**Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$43,942,532.00

**Grant Status:**

Active

**QPR Contact:**

Vincent C Coles Sr

**LOCCS Authorized Amount:**

\$43,942,532.00

**Estimated PI/RL Funds:**

\$1,258,659.59

**Total Budget:**

\$45,201,191.59

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Executive Summary:

The plan requests funding from the Department of Housing and Urban Development for funding for four coordinated approaches to market transformation, all set within the context of a broader array of planned activities. These approaches will be used in neighborhood(s) that are most appropriate; in some cases, more than one tool will be used. The four NSP2 activities that will stabilize neighborhoods by addressing foreclosure and vacancy, are: (1) Homebuyer Incentives, (2) Purchase and Renovation, (3) Gap-Financing for Market Catalyzing Anchor developments, and (4) Demolition.

The City of Philadelphia is confident that the resources can be deployed quickly and can be used to catalyze development and improve the quality of life in these targeted neighborhoods- while creating the momentum to move the revitalization of Philadelphia forward.

### Target Geography:

Conservation Areas

Census Tracts: 55, 60, 98, 114, 115, 118, 119, 156, 162, 163, 180, 191, 247, 248, 249, 250, 259, 260, 262, 263.01, 263.02, 264, 265, 266, 267, 268, 274, 275, 277, 279, 280, 282, 283, 284, 286, 300, 302, 303, 305, 311, 314, 315, 320, 326, 330.

Redevelopment Areas

Point Breeze Census Tracts: 21, 21, 31, 32.

Mantua Census Tracts: 108, 109.

Wayne Junction/Nicetown Census Tracts: 204, 205, 244.

### Program Approach:

The City will focus the activities under NSP2 in two kinds of areas, as defined by census tracts: (1) Conservation Areas, which are areas of high foreclosure, with low vacancy, and (2) Redevelopment Areas, which are areas with higher vacancy, but which offer the potential to build housing markets and stabilize neighborhoods.

### Consortium Members:

Redevelopment Authority  
Philadelphia Department of License and Inspections  
Private Developers

### How to Get Additional Information:

Communications Department  
Office of Housing and Community Development  
1234 Market Street 17th Floor  
Philadelphia, PA 19107  
215-686-9723



<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	\$0.00	\$45,201,183.58
Total Budget	\$0.00	\$45,201,183.58
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
<b>Other Funds</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Redevelopment Authority	\$ 0.00	\$ 0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$40,398,869.20	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$4,394,253.20	\$4,394,253.00	\$.00
Limit on Admin	\$.00	\$4,394,253.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$11,300,297.90		\$.00

## Overall Progress Narrative:

Contract was awarded by HUD. Contract negotiations with the Redevelopment Authority will start in the next quarter. Due to the size of most of the planned developments most activities will begin in earnest by the forth quarter of 2010.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
Administration, Administration	\$0.00	\$0.00	\$0.00
B, Acquisition/Rehab	\$0.00	\$0.00	\$0.00
D, Demolition	\$0.00	\$0.00	\$0.00
E, Redevelopment	\$0.00	\$0.00	\$0.00

## Activities





**Grantee Activity Number: 1**  
**Activity Title: RDA Administration**

**Activity Type:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

03/01/2010

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Redevelopment Authority

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2010 To Date**

\$0.00

\$0.00

**Total Budget**

\$0.00

\$0.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Redevelopment Authority

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Activity Description:**

Administrative costs for managing the grant.

**Location Description:**

N/A

**Activity Progress Narrative:**

No activity at this point. Contract with Redevelopment Authority not in place.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

Project # /	B / Acquisition/Rehab
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## Grantee Activity Number: 2.3

### Activity Title: RDA MF LH25 Patriot House

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

06/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Redevelopment Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Redevelopment Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

Patriot House is a rehab of an existing building of 15 units located in the Point Breeze neighborhood, built to exceed Energy Star standards. The development will serve homeless veterans with mental health and co-occurring substance abuse disorders and supportive services will be provided. \$1.8 million will be provided NSP2 funds. Leveraged funds include \$600,000 in HUD Supportive Housing funds, \$250,000 from FHLB of New York. The project sponsor is CATCH, Inc., a non-profit service provider.

**Location Description:**

Census Tract 22.

**Activity Progress Narrative:**

GAP Financing, for affordable rental LH-25%. Goal 73 units. No activity at this point.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># ELI Households (0-30% AMI)</b>	0	0/0



#Units exceeding Energy Star 0 0/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Multifamily Units	0	0/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/0	0/15	0
# Renter	0	0	0	0/15	0/0	0/15	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None



## Grantee Activity Number: 3

### Activity Title: RDA SF LMMI Acq/Rehab/Resale REO

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

B

#### Projected Start Date:

03/01/2010

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LMMI

#### Activity Status:

Under Way

#### Project Title:

Acquisition/Rehab

#### Projected End Date:

02/01/2013

#### Completed Activity Actual End Date:

#### Responsible Organization:

Redevelopment Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Redevelopment Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

The RDA provides acquisition and construction financing to 25 qualified developers to acquire vacant, foreclosed properties, rehabilitate them and sell to low-, moderate- and middle-income households. The RDA works in partnership with the National Community Stabilization, Fannie Mae, HUD, and other lenders to identify eligible properties suitable for NSP2.

#### Location Description:

NSP2 Eligible Census Tracts.

#### Activity Progress Narrative:

Affordable Housing for rehabilitation/reconstruction and resale of residential structures. Goal 90 units. No activity at this time.

#### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/40



# of Singlefamily Units

0

0/40

### Beneficiaries Performance Measures

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

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # /	D / Demolition
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## Grantee Activity Number: 4

### Activity Title: L & I LMMI Demolition

**Activity Type:**

Clearance and Demolition

**Project Number:**

D

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Area ( Census )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

02/28/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department of License and Inspections

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Redevelopment Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

The City has executed a Memorandum of Understanding with the Department of Licenses and Inspections to perform targeted demolition of imminently dangerous structures in eligible census tracts in the neighborhoods of Point Breeze, Nicetown and Mantua. The City estimates demolishing approximately 200 imminently dangerous structures.

**Location Description:**

Census Tracts: 108, 109, 204, 205, 244, 280, 20, 21, 22, 30, 31 and 32.

**Activity Progress Narrative:**

Clearance and demolition on 20 NSP2 sites. No activity at this point.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of buildings (non-residential)</b>	0	0/1
<b># of Properties</b>	0	0/200



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/199
<b># of Multifamily Units</b>	0	0/0
<b># of Singlefamily Units</b>	0	0/199

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None

**Project # / E / Redevelopment**



## Grantee Activity Number: 5

### Activity Title: RDA SF LMMI WPRE (New)

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

E

#### Projected Start Date:

03/01/2010

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LMMI

#### Activity Status:

Under Way

#### Project Title:

Redevelopment

#### Projected End Date:

02/28/2013

#### Completed Activity Actual End Date:

#### Responsible Organization:

Redevelopment Authority

Overall	Jan 1 thru Mar 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Redevelopment Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

WPRE is a 40-unit, scattered site rental rehab and new construction development located in the Mantua neighborhood. \$925,000 in NSP2 funds have been committed. Leveraged funds include \$6.3 million in Low Income Housing Tax Credit equity, \$1.3 million in permanent financing and \$389,000 in reinvested developer fee. The development will be LEED certified and serve households at or below 60% AMI. 18 units are rehab; 22 units are new construction.

#### Location Description:

Census tract 108.

#### Activity Progress Narrative:

GAP Financing of LH - 25% Set Aside targeted for housing and households whose incomes are at or under 50% Area Median Income. Goal 85 units. No activity at this point.

#### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b>#Units exceeding Energy Star</b>	0	0/22

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/22
<b># of Singlefamily Units</b>	0	0/22

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	0/0	0/22	0/22	0
<b># Renter</b>	0	0	0	0/0	0/22	0/22	0

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None