

# Grantee: Philadelphia, PA

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

October 1, 2010 thru December 31, 2010

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**Grant Number:**

B-09-LN-PA-0013

**Obligation Date:****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



Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$45,201,183.58
Total Budget	\$0.00	\$45,201,183.58
Total Obligated	\$13,691,684.00	\$13,691,684.00
Total Funds Drawdown	\$6,547.64	\$6,547.64
Program Funds Drawdown	\$6,547.64	\$6,547.64
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>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

Overall	This Period	To Date
Department of License and Inspections	\$ 0.00	\$ 0.00
Redevelopment Authority	\$ 0.00	\$ 0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
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:

Shelton Court Apartments, a \$7,000,000, multifamily rental, 25% set aside project, was approved for a predevelopment loan in the amount of \$232,500. The City anticipates a total commitment of \$4,500,00 of NSP2 funding in this project. The project sponsor, Gaudenzia Foundation, Inc., will provide supportive permanent housing through the rehabilitation of a vacant, foreclosed multifamily building located at 6433 N. Broad Street in the neighborhood of East Oak Lane. The building will be renovated to provide 20, two and three bedroom units for families at or below 50% AMI. This project is estimated to close on acquisition and construction financing in 2nd or 3rd quarter 2011.

West Philadelphia Real Estate (WPRE) an \$8,600,000, 40 unit, scattered-site, multi-family, affordable rental housing development located in West Philadelphia. This project is supported with low income housing tax credits from the Pennsylvania Housing Finance Agency and \$925,000 in NSP2 funds. This development will serve families at or below 60% AMI. Construction is projected to begin in the 1st quarter of 2011.

Rehabilitation/reconstruction/resale of foreclosed upon residential structures: Ten properties were acquired as of 4th quarter of 2010. They are currently all in various stages of construction. We anticipate closing an additional 8 properties in 1st quarter 2011. No properties were sold during the period.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



Administration, Administration	\$6,547.64	\$4,394,253.00	\$6,547.64
B, Acquisition/Rehab	\$0.00	\$6,875,000.00	\$0.00
D, Demolition	\$0.00	\$4,000,000.00	\$0.00
E, Redevelopment	\$0.00	\$12,000,000.00	\$0.00

## Activities

**Project # / Administration / Administration**



**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**

**Oct 1 thru Dec 31, 2010 To Date**

\$0.00

\$0.00

**Total Budget**

\$0.00

\$0.00

**Total Obligated**

\$10,000.00

\$10,000.00

**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

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Activity Description:**

Administrative costs for managing the grant.

**Location Description:**

N/A

**Activity Progress Narrative:**

**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	Oct 1 thru Dec 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:

Shelton Court Apartments, a \$7,000,000, multifamily rental, 25% set aside project, was approved for a predevelopment loan in the amount of \$232,500. The City anticipates a total commitment of \$4,500,00 of NSP2 funding in this project. The project sponsor, Gaudenzia Foundation, Inc., will provide supportive permanent housing through the rehabilitation of a vacant, foreclosed multifamily building located at 6433 N. Broad Street in the neighborhood of East Oak Lane. The building will be renovated to provide 20, two and three bedroom units for families at or below 50% AMI. This project is estimated to close on acquisition and construction financing in 2nd or 3rd quarter 2011.

West Philadelphia Real Estate (WPRE) an \$8,600,000, 40 unit, scattered-site, multi-family, affordable rental housing development located in West Philadelphia. This project is supported with low income housing tax credits from the Pennsylvania Housing Finance Agency and \$925,000 in NSP2 funds. This development will serve families at or below 60% AMI. Construction is projected to begin in the 1st quarter of 2011.



## Accomplishments Performance Measures

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

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

	Oct 1 thru Dec 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>	\$1,681,684.00	\$1,681,684.00
<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:

Rehabilitation/reconstruction/resale of foreclosed upon residential structures: Ten properties were acquired as of 4th quarter of 2010. They are currently all in various stages of construction. We anticipate closing an additional 8 properties in 1st quarter 2011. No properties were sold during the period.

#### Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Housing Units	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



## 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	Oct 1 thru Dec 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:

Demolition contract was awarded to the Philadelphia License and Inspections Department.

#### 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

	Oct 1 thru Dec 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>	\$12,000,000.00	\$12,000,000.00
<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:

Two projects are currently in process. A \$4.3 million single family project located on 17th & Federal Street (17 units) and Point Breeze NSP2 Project, a \$1.2 million project located on the 1200 block of South 27th Street (5 units) Closings are scheduled in March and April 2011.

#### Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



#Units exceeding Energy Star 0 0/22

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

### 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	0/22	0/22	0
# Renter	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

Activity Supporting Documents: None

