

Grantee: Philadelphia, PA

Grant: B-08-MN-42-0002

July 1, 2016 thru September 30, 2016 Performance

Grant Number: B-08-MN-42-0002	Obligation Date:	Award Date:
Grantee Name: Philadelphia, PA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$16,832,873.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$16,832,873.00	Estimated PI/RL Funds: \$8,304,209.48	
Total Budget: \$25,137,082.48		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Philadelphia is an Entitlement Community that is experiencing the nation-wide financial and mortgage crisis through an increase in foreclosed and abandoned houses. Philadelphia received a grant of \$16.8 million to (1) acquire and dispose of foreclosed properties, (2) rehabilitate foreclosed properties, and (3) to re-sell or reuse foreclosed properties as rental housing.

Distribution and and Uses of Funds:

The City has targeted acquisition, rehabilitation and reuse on preforeclosure filing data organized by zip codes. Twelve zip codes (19124, 19131, 19134, 19135, 19138, 19140, 19141, 19142, 19143, 19145, 19149 and 19151) had more than 250 preforeclosure filing actions during 2007 and 2008. These zip codes account for 55% of all the preforeclosure filings for that period. Eight other zip codes (19111, 19120, 19132, 19136, 19144, 19146, 19148, 19150) had 150 to 249 filings accounting for 23% of the preforeclosure filings for the period. Together these 20 zip codes represent 78% of all preforeclosure actions from 2007 to the present.

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:

null

Public Comment:

null

Overall

	This Report Period	To Date
Total Projected Budget from All Sources	\$250,000.00	\$25,137,082.48
Total Budget	\$250,000.00	\$25,137,082.48
Total Obligated	\$0.00	\$24,553,082.48
Total Funds Drawdown	\$1,160,575.21	\$23,979,597.88



Program Funds Drawdown	\$250,000.00	\$15,925,388.40
Program Income Drawdown	\$910,575.21	\$8,054,209.48
Program Income Received	\$250,000.00	\$8,054,209.48
Total Funds Expended	\$0.00	\$22,218,106.90
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
OHCD	\$ 0.00	\$ 257,083.74
Philadelphia Redevelopment Authority	\$ 0.00	\$ 21,961,023.16

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$23,201,475.23	\$.00	\$.00
Limit on Public Services	\$2,524,930.95	\$.00	\$.00
Limit on Admin/Planning	\$1,683,287.30	\$1,933,286.87	\$1,933,286.87
Limit on Admin	\$.00	\$1,933,286.87	\$1,933,286.87
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$6,284,270.62		\$6,242,161.92

Overall Progress Narrative:

50 REO's were acquired, rehabbed and sold with NSP1 funding. Multi-Family Rental Projects included Evelyn Sanders Townhouses (31 units) and Ray Homes (53 units) were completed. Ingersoll Commons (10 units) is underway. Beaumont Accessible Homes construction was completed and 4030 Haverford Avenue construction is underway.

Update 4/13/26: Additional information will be provided in the QPR for 7/01/26-9/30/26.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$0.00	\$1,933,287.00	\$1,683,286.87
2017 Funding, 2017 Funding	\$0.00	\$0.00	\$0.00
2e, Redevelopment	\$250,000.00	\$4,299,388.20	\$2,756,328.52
3b, Acquisition Rehab	\$0.00	\$18,904,407.28	\$11,485,773.01
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # / 1 / Administration



Grantee Activity Number: 1a

Activity Title: Administration-RDA

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

rda - Program Income

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2012

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2016

To Date

\$250,000.00

\$1,607,593.57

Total Budget

\$250,000.00

\$1,607,593.57

Total Obligated

\$250,000.00

\$1,607,593.57

Total Funds Drawdown

\$250,000.00

\$1,607,593.57

Program Funds Drawdown

\$0.00

\$1,357,593.57

Program Income Drawdown

\$250,000.00

\$250,000.00

Program Income Received

\$250,000.00

\$250,000.00

Total Funds Expended

\$0.00

\$1,357,593.57

Philadelphia Redevelopment Authority

\$0.00

\$1,357,593.57

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

The RDA will carry out this activity under contract to OHCD

Location Description:

Philadelphia Redevelopment Authority 1234 Market Street 16th Floor Philadelphia, PA 19107

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

Activity Supporting Documents: None

Project # / 2e / Redevelopment



Grantee Activity Number: 2-IC

Activity Title: Ingersoll Commons

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

2e

Projected Start Date:

03/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

09/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2016

To Date

\$0.00

\$3,340,388.20

Total Budget

\$0.00

\$3,340,388.20

Total Obligated

(\$250,000.00)

\$3,090,388.20

Total Funds Drawdown

\$910,575.21

\$2,616,903.73

Program Funds Drawdown

\$250,000.00

\$1,956,328.52

Program Income Drawdown

\$660,575.21

\$660,575.21

Program Income Received

\$0.00

\$660,575.21

Total Funds Expended

\$0.00

\$1,533,304.22

Philadelphia Redevelopment Authority

\$0.00

\$1,533,304.22

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Community Ventures will be the owner and developer of a project to develop 10 homeownership units in North Philadelphia.

Location Description:

New construction of 10 affordable homeownership housing units for sale at 19th & Master Streets.

Activity Progress Narrative:

Construction underway at Ingersoll Commons.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

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	0/0	0/10	0
# Owner	0	0	0	0/0	0/0	0/10	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

