

# Grantee: Philadelphia, PA

## Grant: B-08-MN-42-0002

### April 1, 2011 thru June 30, 2011 Performance Report

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<b>Grant Number:</b> B-08-MN-42-0002	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Philadelphia, PA	<b>Contract End Date:</b> 03/20/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$16,832,873.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$16,832,873.00	<b>Estimated PI/RL Funds:</b> \$5,975,244.85	
<b>Total Budget:</b> \$22,808,117.85		

## Disasters:

### Declaration Number

No Disasters Found

## 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	\$0.00	\$22,769,698.00
Total Budget	\$0.00	\$22,769,698.00
Total Obligated	\$0.00	\$16,832,873.00
Total Funds Drawdown	\$1,642,289.02	\$10,021,032.71



<b>Program Funds Drawdown</b>	\$1,642,289.02	\$10,021,032.71
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$264,876.12
<b>Total Funds Expended</b>	\$0.00	\$374,750.89
<b>HUD Identified Most Impacted and Distressed</b>	\$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

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
OHCD	\$ 0.00	\$ 0.00
Philadelphia Redevelopment Authority	\$ 0.00	\$ 374,750.89

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$21,122,718.37	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$2,524,930.95	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$1,683,287.30	\$1,683,287.00	\$1,106,407.41
<b>Limit on Admin</b>	\$ .00	\$1,683,287.00	\$1,106,407.41
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$5,702,029.46		\$1,900,588.43

## Overall Progress Narrative:

Construction is underway on 2101 Venango Street and a number of single family foreclosed upon single family properties. The Evelyn Sanders Townhouses Phase II completed.

## 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>
1, Administration	\$357,114.05	\$1,683,287.00	\$1,106,407.41
2e, Redevelopment	\$80,001.00	\$5,843,039.00	\$800,000.00
3b, Acquisition Rehab	\$1,205,173.97	\$9,306,547.00	\$8,114,625.30

## 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**

**Apr 1 thru Jun 30, 2011 To Date**

\$0.00 \$0.00

**Total Budget**

\$0.00 \$0.00

**Total Obligated**

\$0.00 \$1,683,287.00

**Total Funds Drawdown**

\$357,114.05 \$1,054,134.13

**Program Funds Drawdown**

\$357,114.05 \$1,054,134.13

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$0.00

Philadelphia Redevelopment Authority

\$0.00 \$0.00

**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:**

Cost continue to be processed for the administration of the program.

**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 # / 2e / Redevelopment**



## Grantee Activity Number: 2-ES

### Activity Title: Evelyn Sanders Townhouses Phase 2

**Activity Type:**

Construction of new housing

**Project Number:**

2e

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

rda - Program Income

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

Philadelphia Redevelopment Authority

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2011 To Date**

\$0.00 \$0.00

**Total Budget**

\$0.00 \$0.00

**Total Obligated**

\$0.00 \$800,000.00

**Total Funds Drawdown**

\$80,001.00 \$800,000.00

**Program Funds Drawdown**

\$80,001.00 \$800,000.00

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$0.00

Philadelphia Redevelopment Authority

\$0.00 \$0.00

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Activity Description:**

New construction of 8 properties consisting of 31 units. 15 Two bedrooms, 10 Three Bedrooms and 6 Four Bedroom units

**Location Description:**

Legal addresses are as follows: New Construction of 31 rental units.  
3029, 3045, 3063, 3040 North Percy Street (4 properties)  
3061, 3060 North Hutchinson Street (2 properties)  
909, 913 West Indiana Street (2 properties)

**Activity Progress Narrative:**

Construction for this project is complete. Closeout information is being assembled.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/31



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/31	0/0	0/31	0
# Renter	0	0	0	0/31	0/0	0/31	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

**Project # / 3b / Acquisition Rehab**

## Grantee Activity Number: 3.1

### Activity Title: RDA SF LMMI A/R/D REO

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

3b

#### Projected Start Date:

03/20/2009

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LMMI

#### Program Income Account:

rda - Program Income

#### Activity Status:

Under Way

#### Project Title:

Acquisition Rehab

#### Projected End Date:

03/20/2011

#### Completed Activity Actual End Date:

#### Responsible Organization:

Philadelphia Redevelopment Authority

#### Overall

#### Total Projected Budget from All Sources

**Apr 1 thru Jun 30, 2011**    **To Date**

\$0.00    \$0.00

#### Total Budget

\$0.00    \$0.00

#### Total Obligated

\$0.00    \$9,306,547.00

#### Total Funds Drawdown

\$1,135,841.38    \$7,014,036.87

#### Program Funds Drawdown

\$1,135,841.38    \$7,014,036.87

#### Program Income Drawdown

\$0.00    \$0.00

#### Program Income Received

\$0.00    \$264,876.12

#### Total Funds Expended

\$0.00    \$374,750.89

Philadelphia Redevelopment Authority

\$0.00    \$374,750.89

#### Most Impacted and Distressed Expended

\$0.00    \$0.00

#### Activity Description:

The City proposes to use its NSP funding to acquire, rehabilitate and reuse as housing, properties which have been foreclosed upon. The Redevelopment Authority (RDA) may purchase, at a discount, properties from FHA or bank REO's or other foreclosed properties and make the properties available to redevelopers (either nonprofit or for-profit) to rehabilitate. The redeveloper will sell the properties to homebuyers or hold the properties as rental housing. Upon resale to a new homeowner, the City will recover as program income the sales proceeds, with the rehabilitation subsidy and related costs (soft costs, developers fee, etc.) remaining in the deal as a program cost or grant.

#### Location Description:

Citywide - 23 targeted zip codes

#### Activity Progress Narrative:

the City continues to rehabilitate fore closed upon properties and follow them for resale. The current financial market has slowed down our ability to sell properties.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	41/62

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/62
# of Singlefamily Units	0	0/62

## 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	0/62	0

## Activity Locations

Address	City	County	State	Zip	Status / Accept
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### 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: 3.2

### Activity Title: RDA MF LH25 Venango

#### Activity Type:

Rehabilitation/reconstruction of residential structures

#### Project Number:

3b

#### Projected Start Date:

03/20/2009

#### Benefit Type:

Direct ( HouseHold )

#### National Objective:

NSP Only - LH - 25% Set-Aside

#### Program Income Account:

rda - Program Income

#### Activity Status:

Under Way

#### Project Title:

Acquisition Rehab

#### Projected End Date:

03/20/2011

#### Completed Activity Actual End Date:

#### Responsible Organization:

Philadelphia Redevelopment Authority

#### Overall

	Apr 1 thru Jun 30, 2011	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	\$5,043,039.00
<b>Total Funds Drawdown</b>	\$69,332.59	\$1,100,588.43
<b>Program Funds Drawdown</b>	\$69,332.59	\$1,100,588.43
<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
Philadelphia Redevelopment Authority	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

#### Activity Description:

53 efficiency apartments located at 2101 Venango Street.

#### Location Description:

Citywide

#### Activity Progress Narrative:

Construction continues on 2101 Venango Street. Construction is estimated to be completed in the 4th quarter of 2011.

#### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/53
<b># of Multifamily Units</b>	0	0/53

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/53	0/0	0/53	0
# Renter	0	0	0	0/53	0/0	0/53	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