

Grantee: Philadelphia, PA

Grant: B-08-MN-42-0002

July 1, 2011 thru September 30, 2011 Performance

Grant Number: B-08-MN-42-0002	Obligation Date:	Award Date:
Grantee Name: Philadelphia, PA	Contract End Date: 03/20/2013	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: \$5,975,244.85	
Total Budget: \$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	\$1,236,874.12	\$11,257,906.83



Program Funds Drawdown	\$1,236,874.12	\$11,257,906.83
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$3,922,891.14	\$4,187,767.26
Total Funds Expended	\$11,583,332.26	\$11,958,083.15
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	\$ 0.00
Philadelphia Redevelopment Authority	\$ 11,583,332.26	\$ 11,958,083.15

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	\$21,122,718.37	\$.00	\$.00
Limit on Public Services	\$2,524,930.95	\$.00	\$.00
Limit on Admin/Planning	\$1,683,287.30	\$1,683,287.00	\$1,166,069.99
Limit on Admin	\$.00	\$1,683,287.00	\$1,166,069.99
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,702,029.46		\$2,885,287.15

Overall Progress Narrative:

Evelyn Sanders Townhouses Phase II is complete. The 2101 Venango Street rental project will be completed in december 2011. The REO project has completed and sold 47 properties with 18 properties still under construction.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$59,662.58	\$1,683,287.00	\$1,166,069.99
2e, Redevelopment	\$0.00	\$5,843,039.00	\$800,000.00
3b, Acquisition Rehab	\$1,177,211.54	\$9,306,547.00	\$9,291,836.84

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, 2011

To Date

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$1,683,287.00

Total Funds Drawdown

\$0.00

\$1,054,134.13

Program Funds Drawdown

\$0.00

\$1,054,134.13

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,166,069.99

\$1,166,069.99

Philadelphia Redevelopment Authority

\$1,166,069.99

\$1,166,069.99

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:

Administrative Costs for the management of the program continue.

The line item for Program Funds expended to the Redevelopment Authority has been updated to show that \$1.16 million has been expended in this activity.

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



Grantee Activity Number: 1b
Activity Title: Administration-OHCD

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2012

Completed Activity Actual End Date:

Responsible Organization:

OHCD

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

To Date

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$59,662.58

\$111,935.86

Program Funds Drawdown

\$59,662.58

\$111,935.86

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:

Management of NSP1 activity.

Location Description:

1234 Market Street
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-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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$800,000.00
Total Funds Drawdown	\$0.00	\$800,000.00
Program Funds Drawdown	\$0.00	\$800,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$800,000.00	\$800,000.00
Philadelphia Redevelopment Authority	\$800,000.00	\$800,000.00
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 Evelyn Sanders Townhouses Phase II is complete. Beneficiary information will be entered next quarter.

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

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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$9,306,547.00
Total Funds Drawdown	\$192,512.82	\$7,206,549.69
Program Funds Drawdown	\$192,512.82	\$7,206,549.69
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$3,922,891.14	\$4,187,767.26
Total Funds Expended	\$6,831,798.80	\$7,206,549.69
Philadelphia Redevelopment Authority	\$6,831,798.80	\$7,206,549.69
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:

To date 47 properties have been acquired, rehabilitated and sold. Eighteen properties are under construction. The line item for Program Funds expended to the Redevelopment Authority has been updated to show that \$7.2 million has been expended in this activity. To date the Program Income for this activity is \$4,187,767.53. This amount has not been properly reported in DRGR. We are making a cumulative adjustment to book the Program Income in DRGR and we will apply these funds on the remaining invoices until the Program income is used. The Program income was earned in the following quarters: Quarter 2 - 2010 Received \$477,964.33; Quarter 3- 2010 Received \$706,516.13; Quarter 4- 2010 Received \$370,075.02; Quarter 1 - 2011 Received \$778,956.20; Quarter 2 - 2011 Received \$649,456.60; Quarter 3- 2011 Received \$1,204,799.25.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	47	88/62

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	47	47/62
# 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	7	21	47	7/0	21/0	47/62	59.57

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: 3.2

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

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2011

To Date

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$5,043,039.00

Total Funds Drawdown

\$984,698.72

\$2,085,287.15

Program Funds Drawdown

\$984,698.72

\$2,085,287.15

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,785,463.47

\$2,785,463.47

Philadelphia Redevelopment Authority

\$2,785,463.47

\$2,785,463.47

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

53 efficiency apartments located at 2101 Venango Street.

Location Description:

Citywide

Activity Progress Narrative:

Construction on 2101 Venango continues. Estimated completion date is December 2011.

We updated the Program Expended line to reflect the funds spent by the Redevelopment Authority to date.

Accomplishments Performance Measures

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

Activity Supporting Documents: None