

Grantee: Philadelphia, PA

Grant: B-09-LN-PA-0013

October 1, 2013 thru December 31, 2013

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: \$9,495,700.00	
Total Budget: \$53,438,232.00		

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	\$12,499.52	\$53,438,231.52
Total Budget	\$12,499.52	\$53,438,231.52
Total Obligated	\$12,499.52	\$53,404,031.52
Total Funds Drawdown	\$1,077,704.71	\$51,666,027.46
Program Funds Drawdown	\$312,474.78	\$41,624,620.08
Program Income Drawdown	\$765,229.93	\$10,041,407.38
Program Income Received	\$765,229.93	\$10,041,407.38
Total Funds Expended	\$0.00	\$49,801,572.18
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
Department of License and Inspections	\$ 0.00	\$ 4,211,297.55
Philadelphia Redevelopment Authority	\$ 0.00	\$ 1,071,990.00
Redevelopment Authority	\$ 0.00	\$ 44,518,284.63

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	\$48,553,539.69	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$4,394,253.20	\$4,394,252.52	\$4,308,653.63
Limit on Admin	\$.00	\$4,394,252.52	\$4,308,653.63
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$13,359,558.00		\$10,849,015.80

Overall Progress Narrative:

Purchase, Renovate and Resale of Single Family Homes: The Redevelopment Authority has financed over \$13.9 million to acquire and rehabilitate 78 single family foreclosed homes. Of the 78 homes, 63 were sold to income qualified homebuyers and the remaining 15 are under construction. The five (5) remaining properties are expected to settle within the next 3-45 days.

GAP Financing for Homeownership: Community Ventures Point Breeze Scattered Site (8 units), Northstar (6 units), the Innova Project at South City Gardens (10 units), the Cashel Project (5 units) and the 17th Federal Street Project (11 units) are all 100% completed.

Demolition: The Department of Licenses and Inspections has expended \$4.0 million for demolition in eligible NSP2 neighborhoods.

GAP Financing for Multi-Family Rental Projects: Of the six NSP2 multi-family housing developments (81 units), WPRE II, Shelton Court, and Patriot House are completed. 3909 Haverford Avenue and Mount Vernon Manor are 100% completed. Nicetown Court is under construction and is 98% completed.

Project Summary

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



Administration, Administration	\$312,474.78	\$4,394,253.00	\$4,394,252.52
B, Acquisition/Rehab	\$0.00	\$27,084,570.00	\$18,506,034.97
D, Demolition	\$0.00	\$4,000,000.00	\$4,000,000.00
E, Redevelopment	\$0.00	\$17,925,209.00	\$14,724,332.59

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, 2013 To Date

\$200,000.00 (\$755,253.00)

Total Budget

\$200,000.00 (\$755,253.00)

Total Obligated

\$200,000.00 \$3,639,000.00

Total Funds Drawdown

\$312,474.78 \$3,639,000.00

Program Funds Drawdown

\$312,474.78 \$3,639,000.00

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$3,439,000.00

Redevelopment Authority

\$0.00 \$3,439,000.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Administrative costs for managing the grant.

Location Description:

N/A

Activity Progress Narrative:

Activity complete.

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: 1.2

Activity Title: OHCD Administration

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2012

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

(\$96,323.67)

\$458,929.33

Total Budget

(\$96,323.67)

\$458,929.33

Total Obligated

(\$96,323.67)

\$458,929.33

Total Funds Drawdown

\$0.00

\$458,929.33

Program Funds Drawdown

\$0.00

\$458,929.33

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$555,253.00

Redevelopment Authority

\$0.00

\$555,253.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

General administration of NSP Grants for the City of Philadelphia, PA.

Location Description:

OHCD Office 1234 Market Street

Activity Progress Narrative:

Activity completed.

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: 1.3

Activity Title: L & I Administration

Activity Type:

Administration

Project Number:

Administration

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2012

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

(\$103,676.81)

\$296,323.19

Total Budget

(\$103,676.81)

\$296,323.19

Total Obligated

(\$103,676.81)

\$296,323.19

Total Funds Drawdown

\$0.00

\$296,323.19

Program Funds Drawdown

\$0.00

\$296,323.19

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$400,000.00

Department of License and Inspections

\$0.00

\$400,000.00

Redevelopment Authority

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Adminstration of demolistion for NSP2 project.

Location Description:

1401 JF Kennedy Blvd.

Activity Progress Narrative:

Activity completed.

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 # /	B / Acquisition/Rehab
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Grantee Activity Number: 2.1

Activity Title: RDA SF LMMI WPRE (Rehab)

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
B

Projected Start Date:
03/01/2011

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, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$416,250.00
Total Budget	\$0.00	\$416,250.00
Total Obligated	\$0.00	\$416,250.00
Total Funds Drawdown	\$0.00	\$416,250.00
Program Funds Drawdown	\$0.00	\$416,250.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$416,250.00
Redevelopment Authority	\$0.00	\$416,250.00
Most Impacted and Distressed Expended	\$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 and 22 are new construction rental units.

Location Description:

Census tract: 108.

Activity Progress Narrative:

Construction is complete. All 40 units are leased up.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with other green	0	0/18

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Singlefamily Units	0	0/18

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	0/18	0/18	0
# Renter	0	0	0	0/0	0/18	0/18	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: 2.2

Activity Title: RDA MF LH25 Shelton Court (Rehab)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2011

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**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2013 To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$4,694,465.00

Total Funds Drawdown

\$0.00

\$4,593,715.80

Program Funds Drawdown

\$0.00

\$4,293,153.96

Program Income Drawdown

\$0.00

\$300,561.84

Program Income Received

\$0.00

\$300,561.85

Total Funds Expended

\$0.00

\$4,593,716.00

Redevelopment Authority

\$0.00

\$4,593,716.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Shelton Court will consist of the rehabilitation of 20 units apartments: 12 two-bedroom and 8 three-bedroom located in a four-story building. Two units will be made wheelchair-accessible and 100% of the units will be made visitable. The project will be built to exceed Energy Star standards and where feasible incorporate sustainable, green building features.

The target population is homeless families earning less than 50% AMI where the female head of household suffers from chronic substance abuse and co-occurring disorders, many of which are veterans and victims of domestic violence. Supportive services and counseling will be provided to all residents on-site.

Development costs are \$6.96 million. Project sources include \$4.5 million from NSP2, \$1.8 million in equity generated from 4% LIHTC bond financing, \$496,000 in reinvested developer's fee and \$360,000 in permanent financing.

Location Description:

Census Tract 268.

Activity Progress Narrative:

The project is 100% complete. Five of the twenty units are currently under lease.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Units exceeding Energy Star	0	0/20

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/20
# of Multifamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/20	0/0	0/20	0
# Renter	0	0	0	0/20	0/0	0/20	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: 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, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$1,891,300.00
Total Budget	\$0.00	\$1,891,300.00
Total Obligated	\$0.00	\$1,891,300.00
Total Funds Drawdown	\$0.00	\$1,891,300.00
Program Funds Drawdown	\$0.00	\$1,891,300.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,891,300.00
Redevelopment Authority	\$0.00	\$1,891,300.00
Most Impacted and Distressed Expended	\$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:

The project is 100% completed. Five of the 15 units are under lease.

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: 2.4

Activity Title: RDA MF LH25 Mt. Vernon Manor

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

02/01/2012

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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

\$0.00 \$1,744,055.00

Total Budget

\$0.00 \$1,744,055.00

Total Obligated

\$0.00 \$3,800,000.00

Total Funds Drawdown

\$0.00 \$3,800,000.00

Program Funds Drawdown

\$0.00 \$3,800,000.00

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$3,800,000.00

Redevelopment Authority

\$0.00 \$3,800,000.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Originally constructed and occupied in 1980 as a FHA 236 development, Mt. Vernon Manor is a multifamily development that consists of fourteen (14) one-bedroom, ninety six (96) two-bedroom, and fourteen (14) three-bedroom units, totaling 126 units in Mantua. The development is in need of significant capital repairs. NSP2 funds will be used to rehabilitate 75 units of the 126 units (Phase 1). The development shall meet Energy Star® Standards. Phase 1 will serve households at or below 50% AMI; the development meets the HUD definition as foreclosed as it is delinquent in its mortgage payments. Leveraged funds include equity generated from the Low Income Housing Tax Credit program.

Location Description:

Census Tract 109

Activity Progress Narrative:

Project is 100% completed.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



#Units exceeding Energy Star 0 0/75

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/75
# of Multifamily Units	0	0/75

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/75	0/0	0/75	0
# Renter	0	0	0	0/75	0/0	0/75	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: 2.5a

Activity Title: RDA MF LH25 Haverford

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition/Rehab

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$564,000.00
Total Budget	\$0.00	\$564,000.00
Total Obligated	\$0.00	\$564,000.00
Total Funds Drawdown	\$0.00	\$564,000.00
Program Funds Drawdown	\$0.00	\$564,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$507,990.00
Philadelphia Redevelopment Authority	\$0.00	\$507,990.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

People's Emergency Center CDC will acquire, rehabilitate a vacant and blighted multi-family structure for rent to low-income and moderate-income households, located at 3909 Haverford Avenue in Mantua. The building will exceed Energy Star standards. Number of units totals six. Fifty percent of the units will be leased to 50% AMI, meeting the 25% Set Aside.

Location Description:

3909 Haverford Avenue

Activity Progress Narrative:

Project is 100% completed. It is currently being leased up.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement	0	0/3
#Units exceeding Energy Star	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Multifamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Renter	0	0	0	0/3	0/0	0/3	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: 2.5b

Activity Title: RDA MF LMMI Haverford

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

07/01/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Acquisition/Rehab

Projected End Date:

03/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$564,000.00
Total Budget	\$0.00	\$564,000.00
Total Obligated	\$0.00	\$564,000.00
Total Funds Drawdown	\$0.00	\$434,072.00
Program Funds Drawdown	\$0.00	\$434,072.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$564,000.00
Philadelphia Redevelopment Authority	\$0.00	\$564,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

People's Emergency Center CDC will acquire, rehabilitate a vacant and blighted multi-family structure for rent to low-income and moderate-income households, located at 3909 Haverford Avenue in Mantua. The building will exceed Energy Star standards. Number of units totals six. Fifty percent of the units will be leased to 50% AMI, meeting the 25% Set Aside.

Location Description:

3909 Haverford Avenue

Activity Progress Narrative:

Project is 100% completed. It is currently being leased up.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Energy Star Replacement	0	0/3
#Units exceeding Energy Star	0	0/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Multifamily Units	0	0/3

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	0/3	0/3	0
# Renter	0	0	0	0/0	0/3	0/3	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, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$6,279,555.00
Total Budget	\$0.00	\$6,279,555.00
Total Obligated	\$0.00	\$15,154,555.00
Total Funds Drawdown	\$495,709.72	\$14,619,309.43
Program Funds Drawdown	\$0.00	\$7,107,259.01
Program Income Drawdown	\$495,709.72	\$7,512,050.42
Program Income Received	\$495,709.72	\$7,614,153.83
Total Funds Expended	\$0.00	\$13,328,808.00
Redevelopment Authority	\$0.00	\$13,328,808.00
Most Impacted and Distressed Expended	\$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:

Purchase, Renovate and Resale of Single Family Homes: The Redevelopment Authority has financed over \$13.9 million to acquire and rehabilitate 78 single family foreclosed homes. Of the 78 homes, 63 were sold to income qualified homebuyers and the remaining 15 are under construction. The five (5) remaining properties are expected to settle within the next 30-45 days.

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
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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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

\$0.00 \$4,000,000.00

Total Budget

\$0.00 \$4,000,000.00

Total Obligated

\$0.00 \$4,000,000.00

Total Funds Drawdown

\$0.00 \$4,000,000.00

Program Funds Drawdown

\$0.00 \$4,000,000.00

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$3,811,297.55

Department of License and Inspections

\$0.00 \$3,811,297.55

Redevelopment Authority

\$0.00 \$0.00

Most Impacted and Distressed Expended

\$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: The Department of Licenses and Inspections has expended \$4.0 million for demolition in eligible NSP2 neighborhoods.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total



# of buildings (non-residential)	0	0/1
# of Properties	0	0/200

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/199
# of Multifamily Units	0	0/0
# of Singlefamily Units	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, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$508,750.00
Total Budget	\$0.00	\$508,750.00
Total Obligated	\$0.00	\$508,750.00
Total Funds Drawdown	\$0.00	\$508,750.00
Program Funds Drawdown	\$0.00	\$508,750.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$508,750.63
Redevelopment Authority	\$0.00	\$508,750.63
Most Impacted and Distressed Expended	\$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:

Construction is complete. All 40 units are leased.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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



Grantee Activity Number: 5.2

Activity Title: RDA SF LMMI CV 17th & Federal (New)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

04/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:**Responsible Organization:**

Redevelopment Authority

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2013 To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$3,774,555.00

Total Funds Drawdown

\$168,750.00

\$3,354,178.19

Program Funds Drawdown

\$0.00

\$2,852,167.33

Program Income Drawdown

\$168,750.00

\$502,010.86

Program Income Received

\$168,750.00

\$425,462.67

Total Funds Expended

\$0.00

\$3,089,646.00

Redevelopment Authority

\$0.00

\$3,089,646.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Community Ventures (CV) will develop 11 new construction single family units at 17th and Federal Streets in Point Breeze. All units will exceed the Energy Star for New Homes standard and have been designed to maximize passive and cooling techniques. All appliances, lighting, and HVAC systems will be Energy Star labeled. Eight units will be targeted to households at or below 80% AMI and three units will be affordable to households at or below 120% AMI. Two units will be accessible and one unit will be outfitted for a vision/hearing impaired household.

Location Description:

Census Tract 22.

Activity Progress Narrative:

The project is 100% complete. Nine of 11 units have been sold and the remaining two units are under agreement of sale.

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: 5.3.a
Activity Title: RDA MF LH25 Nicetown II (New)

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 E
Projected Start Date:
 06/01/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

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, 2013	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$5,500,000.00
Total Funds Drawdown	\$0.00	\$5,043,843.00
Program Funds Drawdown	\$0.00	\$5,043,843.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,500,000.00
Redevelopment Authority	\$0.00	\$5,500,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Nicetown Court II is a 50-unit new construction rental housing development, located in adjacent to the Wayne Junction SEPTA Regional Rail Station in the Nicetown neighborhood. This transit-oriented development will be funded with \$5.5 million from NSP2 from the City of Philadelphia, \$1.5 million in NSP2 from The Community Builders, and \$9.6 million in Low Income Housing Tax Credit equity. Twenty-five units will be rented to households at or below 50% AMI.

Location Description:

Census tract 205.

Activity Progress Narrative:

Construction is underway. The project is 98% completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/25



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25
# of Multifamily Units	0	0/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/25	0/0	0/25	0
# Renter	0	0	0	0/25	0/0	0/25	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: 5.4

Activity Title: RDA SF LMMI Innova (New)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

08/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

\$12,500.00

\$2,027,551.00

Total Budget

\$12,500.00

\$2,027,551.00

Total Obligated

\$12,500.00

\$2,027,551.00

Total Funds Drawdown

\$13,354.01

\$2,027,540.71

Program Funds Drawdown

\$0.00

\$2,005,050.97

Program Income Drawdown

\$13,354.01

\$22,489.74

Program Income Received

\$13,354.01

\$22,489.74

Total Funds Expended

\$0.00

\$2,005,051.00

Redevelopment Authority

\$0.00

\$2,005,051.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Innova will develop 10 scattered-site, affordable, LEED-compliant, Energy-star certified, new construction single family homes in Point Breeze. One unit will be wheel-chair accessible. Six homes will be targeted to households at or below 80% AMI and four units will be targeted at or below 120%.

Location Description:

Census tract 21 and 31.

Activity Progress Narrative:

Construction is 100% complete. Ten units have been sold. One unit is under agreement of sale.

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: 5.5

Activity Title: RDA SF LMMI CV Scattered Site (New)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:**Responsible Organization:**

Redevelopment Authority

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2013 To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$2,671,464.00

Total Funds Drawdown

\$87,416.20

\$2,592,793.59

Program Funds Drawdown

\$0.00

\$1,947,772.17

Program Income Drawdown

\$87,416.20

\$645,021.42

Program Income Received

\$87,416.20

\$636,370.09

Total Funds Expended

\$0.00

\$2,263,632.00

Redevelopment Authority

\$0.00

\$2,263,632.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Community Ventures (CV) will develop 8 scattered-site, new construction units for homeownership in Point Breeze. The new homes will exceed Energy Star standards; disposed materials will be recycled and tree plantings are proposed where permissible. Four units will be targeted to households at or below 80% AMI and four units at or below 120%.

Location Description:

Census tract 22, 30 and 31.

Activity Progress Narrative:

Construction is 100% completed. Four units have been sold and four units are under agreement of sale.

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: 5.6

Activity Title: RDA SF LMMI Cashel (New)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

07/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:

Responsible Organization:

Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013 To Date

\$0.00 \$123,398.00

Total Budget

\$0.00 \$123,398.00

Total Obligated

\$0.00 \$1,325,852.00

Total Funds Drawdown

\$0.00 \$1,325,242.41

Program Funds Drawdown

\$0.00 \$997,430.94

Program Income Drawdown

\$0.00 \$327,811.47

Program Income Received

\$0.00 \$310,907.57

Total Funds Expended

\$0.00 \$1,189,841.00

Redevelopment Authority

\$0.00 \$1,189,841.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Cashel is a 5-unit new construction homeownership project in Point Breeze, which will serve households at or below 120% AMI. Homes will be built exceed Energy Star for New Homes.

Location Description:

Census tract 20.

Activity Progress Narrative:

Construction is 100% completed. Marketing and sales are underway. One unit has been sold and one unit is under agreement of sale.

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: 5.7

Activity Title: RDA SF LMMI Northstar (New)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

E

Projected Start Date:

06/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

02/01/2013

Completed Activity Actual End Date:**Responsible Organization:**

Redevelopment Authority

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2013 To Date**

\$0.00 \$164,000.00

Total Budget

\$0.00 \$164,000.00

Total Obligated

\$0.00 \$2,117,037.00

Total Funds Drawdown

\$0.00 \$2,100,779.81

Program Funds Drawdown

\$0.00 \$1,369,318.18

Program Income Drawdown

\$0.00 \$731,461.63

Program Income Received

\$0.00 \$731,461.63

Total Funds Expended

\$0.00 \$1,937,037.00

Redevelopment Authority

\$0.00 \$1,937,037.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

Northstar is a seven unit scattered site new construction infill homeownership project in Point Breeze. Units will be built to exceed Energy Star for New Homes standard and serve households at or below 120% AMI.

Location Description:

Census tract 31.

Activity Progress Narrative:

Construction is 100% completed. Five units have been sold and one unit is under agreement of sale..

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