

# Grantee: Philadelphia, PA

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

### January 1, 2011 thru March 31, 2011 Performance

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**Grant Number:**

B-09-LN-PA-0013

**Obligation Date:**

02/11/2013

**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	\$4,894,537.00	\$18,586,221.00
Total Funds Drawdown	\$3,172,369.64	\$3,178,917.28
Program Funds Drawdown	\$3,172,369.64	\$3,178,917.28
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	\$473,637.13
Limit on Admin	\$ .00	\$4,394,253.00	\$473,637.13
Most Impacted and Distressed	\$ .00	\$ .00	\$ .00
Progress towards LH25 Requirement	\$11,300,297.90		\$ .00

## Overall Progress Narrative:

Nearly \$44 million from NSP2 under the American Recovery and Reinvestment Act of 2009 was awarded to the City of Philadelphia. NSP2 is focused 55 census tracts with high levels of foreclosure, vacant housing and blight, with special emphasis on the neighborhoods of Mantua, Point Breeze, and Wayne Junction/Nicetown. Below is an overall summary of our progress:

The City has made issued Notices of Awards and/or commitments for \$14,673,279 as part of the Affordable Rental activity, totaling 200 units across five developments. The City expects to leverage over \$21 million in other funds to support the development of affordable housing, which include Low Income Housing Tax Credits, Affordable Housing Program funds from the Federal Home Loan Bank, permanent debt, and reinvested developer fees.

The City has a very successful and efficient-running Purchase, Renovate and Resale program. We work with the National Community Stabilization Trust, other national and local lenders, and HUD to acquire suitable foreclosed properties. Over twenty-five developers are actively participating—nearly all are small business and many are minority- or women-owned. We have obligated \$4.3 million to date, representing 25 properties, with another 11 properties under agreement of sale, representing an additional \$2 million in obligations within the next 30 to 45 days. We anticipate being fully obligated by end of April 2011 and fully expended by November 2011.

The City has awarded all but \$684,000 of its \$12 million designated for the creation of new construction homeownership units. We have awarded funds for four projects in Point Breeze, totaling 34 units and currently evaluating one additional proposal for remaining NSP2 funds available.

As for demolition activity, the City has executed a Memorandum of Understanding with the Department Licenses & Inspections (L&I) to perform demolition of imminently dangerous structures in NSP2 census tracts. L & I has completed the demolition of an imminently dangerous warehouse in Nicetown and proceedings are underway are under way for 57 single



family structures with another 40 structures are under review in the target neighborhoods. The City anticipates demolition of 200 structures.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, Administration	\$473,637.13	\$4,394,253.00	\$480,184.77
B, Acquisition/Rehab	\$2,312,932.51	\$6,875,000.00	\$2,312,932.51
D, Demolition	\$385,800.00	\$4,000,000.00	\$385,800.00
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**

**Jan 1 thru Mar 31, 2011 To Date**

\$0.00 \$0.00

**Total Budget**

\$0.00 \$0.00

**Total Obligated**

\$990,000.00 \$1,000,000.00

**Total Funds Drawdown**

\$473,637.13 \$473,637.13

**Program Funds Drawdown**

\$473,637.13 \$473,637.13

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$0.00

Redevelopment Authority

\$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	Jan 1 thru Mar 31, 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>	\$7,457,500.00	\$7,457,500.00
<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:**

Activity Progress:

1. WPRE: 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 in permanent financing, and \$389,000 in reinvested developer fee. The development will be LEED-certified and serve families at or below 60% AMI. 18 units are rehab; and 22 are new construction rental units. WPRE started construction in March 2011.

2. Shelton Court: Shelton Court will consist of the rehabilitation of 20 apartments: twelve two-bedroom units and eight three-bedroom units located in a four story building. Eight units are designed to accommodate larger family households. Additionally, two units will be made accessible and 100% of the units will be Visitable. The project will be built to exceed Energy Star ® Standards, and where feasible, incorporate sustainable, green building features.



Total development costs are \$6.96 million. Project sources include \$4.5 million from NSP2, \$1.8 million from Limited Partner Equity generated from 4% LIHTC financing, \$496,316 in reinvested developer fee, and \$358,559 in permanent financing. The City closed on \$232,500 in a predevelopment loan and expects to close on acquisition/construction financing in June 2011.

3. 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 in NSP2 funds are committed. Leveraged funds include \$600,000 in HUD Supportive Housing funds, \$250,000 from FHLB of Pittsburgh and \$300,000 from the FHLB of New York. The project sponsor is CATCH, Inc., a non-profit service provider. The City expects to close on acquisition/construction financing in May 2011 and start construction shortly thereafter.

4. Mt Vernon Manor: 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. 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. The City issued an award of NSP2 funds contingent upon a LIHTC award. Notice of LIHTC awards are expected in June 2011.

5. Nicetown Court II is a 50-unit new construction rental housing development, located adjacent to the Wayne Junction SEPTA Regional Rail station. This transit-oriented development (TOD) located in the Nicetown neighborhood will be funded with \$5.5 Million in 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. Twenty five units will be rented to households at or below 60% AMI. The City issued an award of NSP2 funds contingent upon an award of LIHTC. Notice of LIHTC award expected in June 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

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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

	Jan 1 thru Mar 31, 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>	\$1,818,316.00	\$3,500,000.00
<b>Total Funds Drawdown</b>	\$2,312,932.51	\$2,312,932.51
<b>Program Funds Drawdown</b>	\$2,312,932.51	\$2,312,932.51
<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:

##### Activity Progress:

Through this activity, 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-qualified families. The RDA works in partnership with The National Community Stabilization Trust, Fannie Mae, HUD, and other lenders to identify eligible properties suitable for NSP2. To date, the City has obligated \$4,348,859 in NSP2 funds, representing 25 properties. We have another 10 properties under agreement of sale, representing an additional \$1.8 million in commitments, which will be under obligation in the next 30-45 days.

For this quarter, thirteen properties were closed in the first quarter of 2011; they are currently in various stages of construction (see list below). 1742 N. 60th Street, was sold to an income-eligible homebuyer. We anticipate closing an additional 10 properties in 2nd quarter 2011.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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**

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**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	Jan 1 thru Mar 31, 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>	\$1,340,000.00	\$1,340,000.00
<b>Total Funds Drawdown</b>	\$385,800.00	\$385,800.00
<b>Program Funds Drawdown</b>	\$385,800.00	\$385,800.00
<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:**

The City has executed a Memorandum of Understanding with the Dept. 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. For this quarter, 58 structures, totaling over \$1.6 million have been approved and demolition proceedings are under way.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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

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

**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

	Jan 1 thru Mar 31, 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>	(\$6,711,279.00)	\$5,288,721.00
<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:

Activity Progress:

1. 17th & Federal: Community Ventures (CV) is developing 11 new construction single family homes at 17th and Federal Streets. The land is currently vacant. All units will achieve the Energy Star for New Homes Certification and have been designed to maximize passive heating and cooling techniques. All appliances, lighting and HVAC systems will be Energy Star labeled. Eight of the units will be targeted to households at or below 80% AMI and three units will be set at sales prices affordable to households at 120% AMI or below. Two of the eleven units will be accessible and one unit will be outfitted for a vision/hearing impaired household.

2. Innova Scattered Site Development: Innova will develop 10 scattered-site, affordable, LEED-compliant, Energy Star-certified, new construction single family homes for homeownership in Point Breeze. One home will

be wheelchair accessible and will be visitable for persons in wheelchair. Six homes will targeted to households at or below 80%; and four will be targeted to household at or below 120% AMI. The City has awarded \$3,638,000 in NSP2 funds for the project. We expect to close and start construction on this project in September 2011.

3. Community Ventures Scattered Site: 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 sold to households at or below 80% and four will be sold households at or below 120%. The City has awarded \$ 2,735,000 in NSP2 funds for the project. We expect to close and start construction on this project in September 2011.

4. Cashel Development: Cashel is a 5-unit new construction homeownership project in the Point Breeze neighborhood, which will serve households at or below 120% AMI. Homes will be built to exceed Energy Star for New Homes standards. The City has awarded \$1,169,000 in NSP2 funds for this project. We expect to close and start construction on this project in July 2011.

### Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Units exceeding Energy Star	0	0/22

	This Report Period Total	Cumulative Actual Total / Expected 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

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Activity Supporting Documents: None

