

# Grantee: Philadelphia, PA

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

### July 1, 2011 thru September 30, 2011 Performance

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<b>Grant Number:</b> B-09-LN-PA-0013	<b>Obligation Date:</b> 	<b>Award Date:</b> 02/11/2010
<b>Grantee Name:</b> Philadelphia, PA	<b>Contract End Date:</b> 02/11/2013	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$43,942,532.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Vincent C Coles Sr
<b>LOCCS Authorized Amount:</b> \$43,942,532.00	<b>Estimated PI/RL Funds:</b> \$1,258,659.59	
<b>Total Budget:</b> \$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	\$2,500,000.00	\$10,340,279.00
Total Funds Drawdown	\$3,091,907.92	\$8,454,400.05
Program Funds Drawdown	\$2,447,428.58	\$7,809,920.71
Program Income Drawdown	\$644,479.34	\$644,479.34
Program Income Received	\$777,184.78	\$777,184.78
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	\$644,628.53
Limit on Admin	\$ .00	\$4,394,253.00	\$644,628.53
Most Impacted and Distressed	\$ .00	\$ .00	\$ .00
Progress towards LH25 Requirement	\$11,300,297.90		\$782,960.36

## Overall Progress Narrative:

To date, City of Philadelphia has obligated \$28,850,463 of its total grant award to various eligible activities in targeted geographies.

The City has financed over \$6.4 million to acquire and rehabilitate 38 single-family foreclosed homes. Of the 38 homes, ten sold to income-qualified homebuyers and the remaining 28 are under construction. Eleven additional properties are in the pipeline, expected to settle within the next 30-45 days, representing an additional \$1.9 million in NSP2 financing.

Three of the five NSP2 multi-family housing developments are under construction, representing \$7,510,765 in NSP2 financing and totaling 75 units. These projects are WPRE, Shelton Court and Patriot House. Developments will serve households at 50% AMI and 60% AMI and below. The remaining two NSP2 projects, Mt. Vernon Manor and Nicetown Court II, received awards of Low Income Housing Tax Credits in July 2011. The City anticipates financial closing for these two projects in the spring 2012, representing over \$9 million in NSP2 funds, totaling 125 units.

As for new construction homeownership opportunities, the City has financed nearly \$7 million to construct 25 homes across three developments in the Point Breeze neighborhoods. These developments are 17th & Federal, Cashel and Innova. An additional 14 units will start construction in early November, representing over \$3.5 million in NSP2 funding.

Over 189 properties have been approved for demolition in the three targeted neighborhoods of Mantua, Nicetown, and Point Breeze. This amounts to approximately \$2.5 million in demolition. The Department of Licenses and Inspections expended \$1,097,000 and anticipates that \$2,100,000 will be spent by end of December 2011.



## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, Administration	\$250,042.65	\$4,394,253.00	\$730,227.42
B, Acquisition/Rehab	\$1,252,097.05	\$15,539,520.00	\$4,824,885.96
D, Demolition	\$172,286.00	\$4,000,000.00	\$988,101.00
E, Redevelopment	\$773,002.88	\$17,326,016.00	\$1,266,706.33

## 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	Jul 1 thru Sep 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	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$170,991.40	\$644,628.53
<b>Program Funds Drawdown</b>	\$170,991.40	\$644,628.53
<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
<b>Most Impacted and Distressed Expended</b>	\$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: 2.1

### 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	Jul 1 thru Sep 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	\$416,250.00
<b>Total Funds Drawdown</b>	\$0.00	\$393,875.55
<b>Program Funds Drawdown</b>	\$0.00	\$393,875.55
<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 and 22 are new construction rental units.

#### Location Description:

Census tract: 108.

#### Activity Progress Narrative:

Activity Progress Narrative: Construction is 92% complete and substantial completion will be achieved by the end of December 2011. The City expended nearly all its \$925,000 in NSP2 funding, less funds held back for retainage for this project.

#### Accomplishments Performance Measures

This Report Period  
Total

Cumulative Actual Total / Expected  
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

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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	Jul 1 thru Sep 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	\$0.00
<b>Total Funds Drawdown</b>	\$421,819.36	\$421,819.36
<b>Program Funds Drawdown</b>	\$421,819.36	\$421,819.36
<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:

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:

Activity Progress Narrative: The City closed on its \$4,694,465 in NSP2 financing on August 4, 2011. The environmental remediation and asbestos removal were completed in August and demolition is underway. The City expects to expend at least \$2.1 million of its NSP2 funding by December 31, 2011 on the project.



## 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

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**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	Jul 1 thru Sep 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	\$875,279.00
<b>Total Funds Drawdown</b>	\$361,141.00	\$361,141.00
<b>Program Funds Drawdown</b>	\$361,141.00	\$361,141.00
<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 Narrative:

: The City closed on its loan commitment of \$1,891,300 in May 2011. The project is under construction and 37% complete. Based on the general contractor's construction draw schedule, the City anticipates spending over \$1.7 million by December 31, 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

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:**

Planned

**Project Title:**

Acquisition/Rehab

**Projected End Date:**

02/01/2013

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

Redevelopment Authority

Overall	Jul 1 thru Sep 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	\$0.00
<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:

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:

The Pennsylvania Housing Finance Agency awarded low income housing tax credits to the project on July 14, 2011. A predevelopment loan was approved on September 26, 2011 and expenditures up to \$658,000 for the permits, architectural design fees, legal, engineering, survey, environmental consultants, and appraisals will occur by February 2012. The City anticipates closing on its commitment to \$3.7 million in the spring of 2012 and construction starting shortly thereafter.



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Units exceeding Energy Star	0	0/75

	This Report Period Total	Cumulative Actual Total / Expected 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: 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	Jul 1 thru Sep 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>	\$1,500,000.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$1,113,616.03	\$4,292,529.39
<b>Program Funds Drawdown</b>	\$469,136.69	\$3,648,050.05
<b>Program Income Drawdown</b>	\$644,479.34	\$644,479.34
<b>Program Income Received</b>	\$777,184.78	\$777,184.78
<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:

: The City provided financing of over \$6.4 million to acquire and rehabilitate 38 single-family foreclosed homes. Of the 38 homes, ten sold to income-qualified homebuyers and the remaining 28 are under construction. Eleven additional properties are in the pipeline, expected to settle within the next 30-45 days, representing an additional \$1.9 million in NSP2 financing.

#### 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	Jul 1 thru Sep 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	\$1,340,000.00
<b>Total Funds Drawdown</b>	\$172,286.00	\$988,101.00
<b>Program Funds Drawdown</b>	\$172,286.00	\$988,101.00
<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
Department of License and Inspections	\$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:**

Over 189 properties were approved for demolition in the three targeted neighborhoods of Mantua, Nicetown, and Point Breeze. This amounts to approximately \$2.5 million committed in NSP2 funds for demolition. The Department of Licenses and Inspections expended \$1,097,000 and anticipates that \$2,100,000 will be spent by the end of December 2011.



## 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

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 # / 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	Jul 1 thru Sep 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	\$508,750.00
<b>Total Funds Drawdown</b>	\$0.00	\$481,403.45
<b>Program Funds Drawdown</b>	\$0.00	\$481,403.45
<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:

Construction is 92% complete and substantial completion will be achieved by the end of December 2011. The City expended nearly all its \$925,000 in NSP2 funding, less funds held back for retainage for this project.

#### Accomplishments Performance Measures

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



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/22
<b># of Singlefamily Units</b>	0	0/22

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	0/0	0/22	0/22	0
<b># Renter</b>	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	Jul 1 thru Sep 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>	\$1,000,000.00	\$1,000,000.00
<b>Total Funds Drawdown</b>	\$773,002.88	\$773,002.88
<b>Program Funds Drawdown</b>	\$773,002.88	\$773,002.88
<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:**

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 City closed on \$3,774,555 in NSP2 financing in April 2011. The project is currently under construction and 40% complete. Based on the current construction schedule, the City anticipates spending approximately \$2.85 million in NSP2 funds by the end of December 2011.

## 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

**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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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	\$100,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$12,300.00
<b>Program Funds Drawdown</b>	\$0.00	\$12,300.00
<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:**

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:**

The City closed on \$3,774,555 in NSP2 financing in April 2011. The project is currently under construction and 40% complete. Based on the current construction schedule, the City anticipates spending approximately \$2.85 million in NSP2 funds by the end of December 2011.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**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	Jul 1 thru Sep 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	\$0.00
<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:

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:

The City awarded \$2,005,051 in NSP2 funding to support this project. The project closed on its financing on October 7, 2011. Construction is anticipated to start mid-October.

#### 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



## 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	Jul 1 thru Sep 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	\$0.00
<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:**

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:**

The City awarded \$2,671,464 in NSP2 funds to support this project. A predevelopment loan of \$148,750 was closed on August 16, 2011. The City anticipates closing on the full \$2.6 million on October 14, 2011. Construction will follow shortly thereafter.

**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



## 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	Jul 1 thru Sep 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	\$0.00
<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:**

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:**

The City closed on \$1,202,454 in NSP2 funding on August 5, 2011. The project is currently under construction and 15% complete. Substantial completion date is projected to be the end of December 2011.

**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

## 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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<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	\$0.00
<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:**

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:**

: The City awarded \$1,953,037 in NSP2 funding to support this project. The project sponsor completed predevelopment and construction drawings and building permits issued within the next two weeks. The City anticipates closing on the NSP2 financing at the end of October 2011 with construction commencing immediately thereafter.

**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

