

Grantee: Philadelphia, PA

Grant: B-08-MN-42-0002

October 1, 2010 thru December 31, 2010

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

Disasters:

Declaration Number

No Disasters Found

Narratives

Areas of Greatest Need:

Philadelphia is an Entitlement Community that is experiencing the nation-wide financial and mortgage crisis through an increase in foreclosed and abandoned houses. Philadelphia received a grant of \$16.8 million to (1) acquire and dispose of foreclosed properties, (2) rehabilitate foreclosed properties, and (3) to re-sell or reuse foreclosed properties as rental housing.

Distribution and and Uses of Funds:

The City has targeted acquisition, rehabilitation and reuse on preforeclosure filing data organized by zip codes. Twelve zip codes (19124, 19131, 19134, 19135, 19138, 19140, 19141, 19142, 19143, 19145, 19149 and 19151) had more than 250 preforeclosure filing actions during 2007 and 2008. These zip codes account for 55% of all the preforeclosure filings for that period. Eight other zip codes (19111, 19120, 19132, 19136, 19144, 19146, 19148, 19150) had 150 to 249 filings accounting for 23% of the preforeclosure filings for the period. Together these 20 zip codes represent 78% of all preforeclosure actions from 2007 to the present.

Definitions and Descriptions:

null

Low Income Targeting:

null

Acquisition and Relocation:

null

Public Comment:

null

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$22,769,698.00
Total Budget	\$0.00	\$22,769,698.00
Total Obligated	\$0.00	\$16,832,873.00
Total Funds Drawdown	\$1,750,433.42	\$6,421,457.67



Program Funds Drawdown	\$1,750,433.42	\$6,421,457.67
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$264,876.12
Total Funds Expended	\$0.00	\$374,750.89
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
OHCD	\$ 0.00	\$ 0.00
Philadelphia Redevelopment Authority	\$ 0.00	\$ 374,750.89

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$21,122,718.37	\$.00	\$.00
Limit on Public Services	\$2,524,930.95	\$.00	\$.00
Limit on Admin/Planning	\$1,683,287.30	\$1,683,287.00	\$749,293.36
Limit on Admin	\$.00	\$1,683,287.00	\$749,293.36
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$5,702,029.46		\$1,747,354.84

Overall Progress Narrative:

Progress continues to be made.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$177,089.35	\$1,683,287.00	\$749,293.36
2e, Redevelopment	\$0.00	\$5,843,039.00	\$719,999.00
3b, Acquisition Rehab	\$1,573,344.07	\$9,306,547.00	\$4,952,165.31

Activities

Project # / 1 / Administration



Grantee Activity Number: 1a

Activity Title: Administration-RDA

Activity Type:

Administration

Project Number:

1

Projected Start Date:

03/20/2009

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

rda - Program Income

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/20/2012

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2010 To Date

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$1,683,287.00

Total Funds Drawdown

\$177,089.35

\$697,020.08

Program Funds Drawdown

\$177,089.35

\$697,020.08

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Philadelphia Redevelopment Authority

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

The RDA will carry out this activity under contract to OHCD

Location Description:

Philadelphia Redevelopment Authority 1234 Market Street 16th Floor Philadelphia, PA 19107

Activity Progress Narrative:

Progress continues to be made.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2e / Redevelopment

Grantee Activity Number: 2-ES

Activity Title: Evelyn Sanders Townhouses Phase 2

Activity Type:

Construction of new housing

Project Number:

2e

Projected Start Date:

03/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

rda - Program Income

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

03/31/2011

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

Philadelphia Redevelopment Authority

Overall**Total Projected Budget from All Sources**

Oct 1 thru Dec 31, 2010 To Date

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$800,000.00

Total Funds Drawdown

\$0.00

\$719,999.00

Program Funds Drawdown

\$0.00

\$719,999.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Philadelphia Redevelopment Authority

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

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

Location Description:

Legal addresses are as follows: New Construction of 31 rental units.

3029, 3045, 3063, 3040 North Percy Street (4 properties)

3061, 3060 North Hutchinson Street (2 properties)

909, 913 West Indiana Street (2 properties)

Activity Progress Narrative:

Evelyn Sanders Townhouses Phase 2

Evelyn Sanders Phase II is a 31 unit new construction low income housing tax credit development on vacant land. The development consists of 2, 3 and 4 bedroom families at or 50% Area Median Income or below. The Total development costs at \$10.7 million. WCRP secured \$4.5 million in low income housing tax equity and \$4 million in Tax Credit Assistance Program funds through the Pennsylvania Housing Finance Agency in 2009 to finance the transaction. \$810,000 in NSP1 funds were used for construction costs.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 3b / Acquisition Rehab

Grantee Activity Number: 3.1

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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3b

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Program Income Account:

rda - Program Income

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

03/20/2011

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2010 **To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$9,306,547.00

Total Funds Drawdown

\$545,988.23

\$3,924,809.47

Program Funds Drawdown

\$545,988.23

\$3,924,809.47

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$264,876.12

Total Funds Expended

\$0.00

\$374,750.89

Philadelphia Redevelopment Authority

\$0.00

\$374,750.89

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

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

Location Description:

Citywide - 23 targeted zip codes

Activity Progress Narrative:

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 NSP1. Under NSP1, the City has financed 65 properties to date.

Accomplishments Performance Measures

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

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-94	0/62
# of Singlefamily Units	0	0/62

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-54	-29	-94	0/0	0/0	0/62	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: 3.2

Activity Title: RDA MF LH25 Venango

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3b

Projected Start Date:

03/20/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

rda - Program Income

Activity Status:

Under Way

Project Title:

Acquisition Rehab

Projected End Date:

03/20/2011

Completed Activity Actual End Date:

Responsible Organization:

Philadelphia Redevelopment Authority

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2010 To Date

\$0.00 \$0.00

Total Budget

\$0.00 \$0.00

Total Obligated

\$0.00 \$5,043,039.00

Total Funds Drawdown

\$1,027,355.84 \$1,027,355.84

Program Funds Drawdown

\$1,027,355.84 \$1,027,355.84

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$0.00

Philadelphia Redevelopment Authority

\$0.00 \$0.00

Most Impacted and Distressed Expended

\$0.00 \$0.00

Activity Description:

53 efficiency apartments located at 2101 Venango Street.

Location Description:

Citywide

Activity Progress Narrative:

2101 W. Venango Street

This project will develop 53 efficiency apartments at 2101 W. Venango Street, Philadelphia, PA 19140. The Venango project is a gut renovation of an existing foreclosed apartment building and basement which will be set aside for individuals at or below 50% AMI. We committed \$9.2 million in August 2010 in NSP1 funds, from federal and state allocations. We expended \$944,671 to finance the acquisition of the property. Construction will start in February 2011. The building is estimated to be completed and occupied by December 2011.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None