

Grantee: Philadelphia, PA

Grant: B-09-LN-PA-0013

January 1, 2017 thru March 31, 2017 Performance

Grant Number:

B-09-LN-PA-0013

Obligation Date:**Award Date:**

02/11/2010

Grantee Name:

Philadelphia, PA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$43,937,371.08

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$43,937,371.08

Estimated PI/RL Funds:

\$13,119,162.40

Total Budget:

\$57,056,533.48

Disasters:

Declaration Number

NSP

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



Overall

	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$57,049,284.00
Total Budget	\$0.00	\$57,049,284.00
Total Obligated	\$0.00	\$57,049,284.00
Total Funds Drawdown	\$0.00	\$56,285,348.81
Program Funds Drawdown	\$0.00	\$43,937,371.08
Program Income Drawdown	\$0.00	\$12,347,977.73
Program Income Received	\$0.00	\$12,538,404.40
Total Funds Expended	\$0.00	\$56,485,349.92
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	\$ 4,400,000.00
Philadelphia Redevelopment Authority	\$ 0.00	\$ 2,842,366.00
Redevelopment Authority	\$ 0.00	\$ 49,242,983.92

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	\$51,195,157.68	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$4,393,737.11	\$5,344,253.00	\$5,058,653.63
Limit on Admin	\$.00	\$5,344,253.00	\$5,058,653.63
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$14,264,133.37		\$10,949,764.80

Overall Progress Narrative:

We have ordered NSP2 activity files from storage to complete the race/ethnicity, income, and accomplishment data for Grant close-out. We have completed three activities in the the Redevelopment Project line.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Administration, Administration	\$0.00	\$5,344,253.00	\$4,394,252.52
B, Acquisition/Rehab	\$0.00	\$27,219,870.00	\$18,506,034.97
D, Demolition	\$0.00	\$4,000,000.00	\$4,000,000.00
E, Redevelopment	\$0.00	\$20,492,410.48	\$17,037,083.59



Activities

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, 2017	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:

Completed Race/Ethnicity, income levels and accomplishment data for beneficiaries.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	22	44/22



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	22	44/22
# of Singlefamily Units	22	44/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	9	13	22	18/0	26/22	44/22	100.00
# Renter	9	13	22	18/0	26/22	44/22	100.00

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 - 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, 2017	To Date
Total Projected Budget from All Sources	\$0.00	\$12,301.00
Total Budget	\$0.00	\$12,301.00
Total Obligated	\$0.00	\$5,512,301.00
Total Funds Drawdown	\$0.00	\$5,512,301.00
Program Funds Drawdown	\$0.00	\$5,512,300.00
Program Income Drawdown	\$0.00	\$1.00
Program Income Received	\$0.00	\$1.00
Total Funds Expended	\$0.00	\$5,512,301.00
Redevelopment Authority	\$0.00	\$5,512,301.00
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:

Completed race/ethnicity, income levels and performance measures for beneficiaries.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	50	100/50



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	50/50
# of Multifamily Units	0	50/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	21	29	50	46/25	54/25	100/50	100.00
# Renter	21	29	50	46/25	54/25	100/50	100.00

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

Jan 1 thru Mar 31, 2017 To Date

\$0.00 \$2,077,651.00

Total Budget

\$0.00 \$2,077,651.00

Total Obligated

\$0.00 \$2,077,651.00

Total Funds Drawdown

\$0.00 \$2,077,639.70

Program Funds Drawdown

\$0.00 \$2,005,050.97

Program Income Drawdown

\$0.00 \$72,588.73

Program Income Received

\$0.00 \$72,588.73

Total Funds Expended

\$0.00 \$2,077,639.70

Redevelopment Authority

\$0.00 \$2,077,639.70

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:

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****Jan 1 thru Mar 31, 2017 To Date**

\$0.00 \$283,000.00

Total Budget

\$0.00 \$283,000.00

Total Obligated

\$0.00 \$2,954,464.00

Total Funds Drawdown

\$0.00 \$2,953,958.63

Program Funds Drawdown

\$0.00 \$1,947,772.17

Program Income Drawdown

\$0.00 \$1,006,186.46

Program Income Received

\$0.00 \$997,535.13

Total Funds Expended

\$0.00 \$2,953,958.63

Redevelopment Authority

\$0.00 \$2,953,958.63

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:

Collecting Activity close-out data.

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	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	\$0.00	\$198,749.00
Total Budget	\$0.00	\$198,749.00
Total Obligated	\$0.00	\$1,401,203.00
Total Funds Drawdown	\$0.00	\$1,394,715.02
Program Funds Drawdown	\$0.00	\$997,430.94
Program Income Drawdown	\$0.00	\$397,284.08
Program Income Received	\$0.00	\$380,380.18
Total Funds Expended	\$0.00	\$1,394,715.02
Redevelopment Authority	\$0.00	\$1,394,715.02
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:

Collecting Activity close-out data.

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****Jan 1 thru Mar 31, 2017 To Date**

\$0.00 \$414,600.00

Total Budget

\$0.00 \$414,600.00

Total Obligated

\$0.00 \$2,367,637.00

Total Funds Drawdown

\$0.00 \$2,367,615.89

Program Funds Drawdown

\$0.00 \$1,369,318.18

Program Income Drawdown

\$0.00 \$998,297.71

Program Income Received

\$0.00 \$998,297.71

Total Funds Expended

\$0.00 \$2,367,615.89

Redevelopment Authority

\$0.00 \$2,367,615.89

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:

Collecting Activity close-out data.

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: 5.8

Activity Title: RDA SF LMMI Latona Green

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
E

Projected Start Date:
01/01/2014

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMJ

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
06/30/2015

Completed Activity Actual End Date:

Responsible Organization:
Philadelphia Redevelopment Authority

Overall	Jan 1 thru Mar 31, 2017	To Date
Total Projected Budget from All Sources	\$0.00	\$1,868,400.00
Total Budget	\$0.00	\$1,868,400.00
Total Obligated	\$0.00	\$1,868,400.00
Total Funds Drawdown	\$0.00	\$1,844,294.00
Program Funds Drawdown	\$0.00	\$1,844,294.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,844,294.00
Philadelphia Redevelopment Authority	\$0.00	\$1,844,294.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

The Latona Green Project is a new construction project to develop 10 affordable homeownership housing units in Point Breeze Neighborhood

Location Description:

Develop 10 affordable homeownership housing units in the Point Breeze Neighborhood of South Philadelphia.

Activity Progress Narrative:

Collecting Activity close-out data.

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